



# FOR SALE

## DUAL HOMES, EXPANSIVE WORKSHOP, AND GRANNY FLAT

### OFF MARKET OPPORTUNITY

#### Dual Homes, Expansive Workshop, and Granny Flat

Discover unparalleled value with this exceptional property offering! Perfect for extended families or those seeking versatile living arrangements, this unique estate features:

- Two Full-Sized Homes: Enjoy true dual living with spacious, separate residences designed for privacy and comfort.
- 10-Car Workshop: Ideal for business owners, this commercial-grade shed can house your business, vehicles, and equipment, avoiding costly commercial rent. With ample space for trucks and multiple cars, the workshop is a dream for hobbyists and professionals alike.
- Granny Flat: A well-appointed two-bedroom studio with air conditioning, attached to the workshop, provides additional living space or a separate retreat.

#### Key Features

##### Main Residence

- Gourmet Kitchen: Large island, stone benchtops, walk-in pantry, glass splashbacks, stainless steel appliances including a 900mm gas cooktop and electric oven.
- Spacious Living: Open-plan dining and living areas with access to an undercover alfresco space.
- Multipurpose Room: Expansive area with decorative ceiling fans and data cabling.
- Master Suite: Generous bedroom with a modern ensuite, walk-in robe, and ceiling fan.
- Additional Bedrooms: Three large rooms with built-in robes and ceiling fans (one with air conditioning).
- Modern Bathrooms: Main bathroom with oversized shower, stone-topped double vanity, and separate powder room.
- Storage Galore: Huge walk-in storage room, additional under-house storage, and double garage with automatic door.
- Quality Build: Steel frame and besser block construction, timber-look tiles, and high ceilings.

##### Second Dwelling

- Open Living Area: Connected dining and living space.
- Renovated Kitchen: New stainless-steel appliances including electric oven and gas cooktop.
- Comfortable Bedrooms: Three bedrooms with built-in robes.
- Updated Bathroom: Renovated main bathroom with a separate toilet and ensuite in the master

7 BED | 4 BATH | 10 CAR

#### PRICE:

\$2,900,000

#### OPEN FOR INSPECTION:

N/A



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**GARAGE  
FLOOR PLAN**

**RESIDENCE  
FLOOR PLAN**



**SITE PLAN**

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Note: Site plan is upside down

**30-32 Columbine Way, Gaven**

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