



**SOLD**

## ENTERTAINERS DELIGHT IN PRIME LLANARTH LOCATION

This excellent low maintenance home is perfectly positioned in a tightly held and very sought after pocket of Llanarth. Sleek and stylish in design with elegant and spacious interior, offering a seamless connection to the outdoors and the oversized superb outside private entertaining oasis. Boasting 3 good sized bedrooms, this home provides ample space and comfort for the whole family. The open plan layout seamlessly combines the family, dining and kitchen area, creating a warm and inviting atmosphere for gatherings and relaxation.

Features include but not limited to:

- \* Excellent large chef's kitchen boasting loads of cupboard space, dishwasher and large breakfast bar
- \* Open plan kitchen, dining and living space with sliding door access to the spacious outdoor entertaining area with built in bar table
- \* Master bedroom featuring double walk-in-robe and neat ensuite
- \* Two remaining bedrooms are a good size with built-in-robos
- \* Gas central heating and split system heating and cooling
- \* Large outdoor alfresco and entertaining area overlooking the low maintenance yard
- \* Light and airy open plan layout and an excellent location for families, retirees and investors alike
- \* Fully fenced low maintenance yard, great space for children or pets to be secure
- \* Internal access from an oversized automatic double garage, with rear roller door for access to the rear yard
- \* Excellent local designer builder, not your typical spec build

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$710,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Leanne Hurley**  
**0417655002**  
leanne@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



FLOOR PLAN

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70 Freeman Circuit, Llanarth

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.