



FOR SALE

MUST BE SOLD!

Large family home. The ultimate entertainer.

Located on a peaceful, no through road and occupying a superb 913sqm parcel of land this architecturally designed home exhibits a unique façade that delivers tantalising street appeal. Constructed of mostly solid brick and concrete "CARINYA" radiates a sense of strength and solidity and offers a staggering range of living, dining and entertaining areas both inside and out.

A private gated and lushly planted entry courtyard sets the tone for what lies within. Spanning two levels the ground floor is a free flowing open plan concept incorporating a formal dining room with atrium style floor to ceiling wall with a view of the front garden. Another striking feature is the retro sunken lounge with cosy fireplace providing an intimate conversation pit that invites interaction with family and friends.

A double height void, abundant glazing and glossy floor tiles flood the casual living and dining spaces with natural light and ventilation. Open the wall of bi-fold doors in the dining area and enjoy alfresco style dinner parties set against a backdrop of lush greenery or descend the stairs to the paved patio for more casual get togethers and barbeques. The family room opens onto a balcony overlooking a tropical oasis with an in ground pool that boasts a slippery dip that is sure to delight the kids, and an open pavilion cabana.

The timeless, functional kitchen is well positioned and comprises stone counter tops, Bosch electric stove and wall oven, Mile dishwasher, glass backsplash, copious cupboard space and a sociable breakfast bar. Also on this level are a generous bedroom and a bathroom separated by an atrium as well as a laundry, powder room and a double garage with internal access.

Ascend the curved staircase to the mezzanine style upper level dedicated to the sleep zone, sitting area and family bathroom. The master bedroom with walk-in robe and en-suite with double vanities includes a private balcony whilst a children's bedroom incorporates a loft space perfect as a play or study area. A third king sized bedroom has access to an extensive storeroom and the fourth provides flexibility as a study.

Other outstanding features include split system air-conditioners throughout; Shoji screen doors, plush designer carpet, plantation shutters, full solid brick fencing, water tank and a delightful hidden cubby house.

5 BED | 3 BATH | 2 CAR

PRICE:
SUBMIT ALL OFFERS

OPEN FOR INSPECTION:
N/A



Tony UGRINIC
0418740823
tony@atrealty.com.au
www.atrealty.com.au



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
All information contained herein is gathered from sources we believe to be reliable.
However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

3 LIAM STREET

Created by RealScope®
www.realscope.com.au

	internal	external
lower	239sqm	48sqm
upper	120sqm	7sqm
loft	14sqm	
total	373sqm	55sqm



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.