



**SOLD**

## SPACIOUS VILLA OFFERS GREAT LIFESTYLE CONVENIENCE

This immaculate and modern 3-bedroom villa features a superb single-level layout. It includes three spacious bedrooms equipped with ceiling fans and built-in wardrobes. The large master suite is perfect for a shopaholic, boasting an exceptionally large walk-in wardrobe, an additional built-in wardrobe for off-season clothing, and a private ensuite bathroom.

The villa also offers a sparkling main bathroom and a gorgeous kitchen with fresh white tones, fitted with an electric oven, stovetop, dishwasher, built-in pantry and breakfast bar adjoining the open plan living and dining with reverse cycle air conditioning and overlooks the spacious covered alfresco area, providing a tranquil rural feel with an easy-care compact yard.

Additional features include a spacious laundry with outdoor access, a wide entryway and hallway with a generous remote double garage (6.1 x 6.3 meters) with internal access, plus a convenient visitor parking spot right next to your door. This home is an excellent choice for those seeking a very low-maintenance lifestyle.

Located in the desirable Kanahooka area, the villa is just a short stroll from the lake foreshore, which offers walking paths, picnic areas, exercise and play equipment, fishing spots and neighborhood shops. Local schools and childcare facilities are also nearby, along with a bus stop right out front.

Your new easy-care lifestyle awaits you. Contact Peter Bullman today for more information.

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

**PRICE:**  
\$830,000

**OPEN FOR INSPECTION:**  
N/A



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All enquiries must be directed to the agent, vendor or party representing this floor plan.

**11/110 Kanahooka Road Kanahooka**

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.