



## FOR SALE

### SPACIOUS FAMILY HOME WITH SCENIC VIEWS AND TIMBER FLOORS

Discover this expansive two-story brick home, built in 1979 and set on a generous 1,214m<sup>2</sup> block in Geneva. With 4 bedrooms and 2 bathrooms, including a main bedroom with an ensuite, and three bedrooms featuring built-in robes, this property combines comfort and functionality.

The kitchen overlooks the lush gardens and enjoys excellent airflow and natural light from large windows throughout. A wrap-around balcony on three sides provides picturesque valley and town views, perfect for morning coffee or evening relaxation. Inside, a formal dining room and spacious loungeroom offer ample space for family gatherings, while timber floors lie ready to be revealed under the existing carpet.

Solid internal stairs lead down to an expansive workshop area, a large enclosed room with a piano ready for entertaining, an additional shower and toilet, and a laundry with direct access to the well-established backyard. A double garage sits under the house, complete with plenty of storage cupboards. This solid home is brick and timber with an iron roof, and is ideal for families seeking space, views, and a peaceful lifestyle in Geneva. For more information or to arrange an inspection, contact us today. Lynda - 0497 395 093 Or David- 0428 322 517. Lifetime locals to the area.

Disclaimer: The above information has not been verified. We advise you to confirm the accuracy of details before entering into a contract. Croker Realty cannot be held responsible for any inaccurate details supplied here. Buyer/s must do their own due diligence regarding drawings, floor plans, council approval and measurements etc. these have not been verified by Croker Realty

4 BED | 3 BATH | 2 CAR

PRICE:  
\$665,000

OPEN FOR INSPECTION:  
N/A



**Lynda Croker**  
**0497395093**

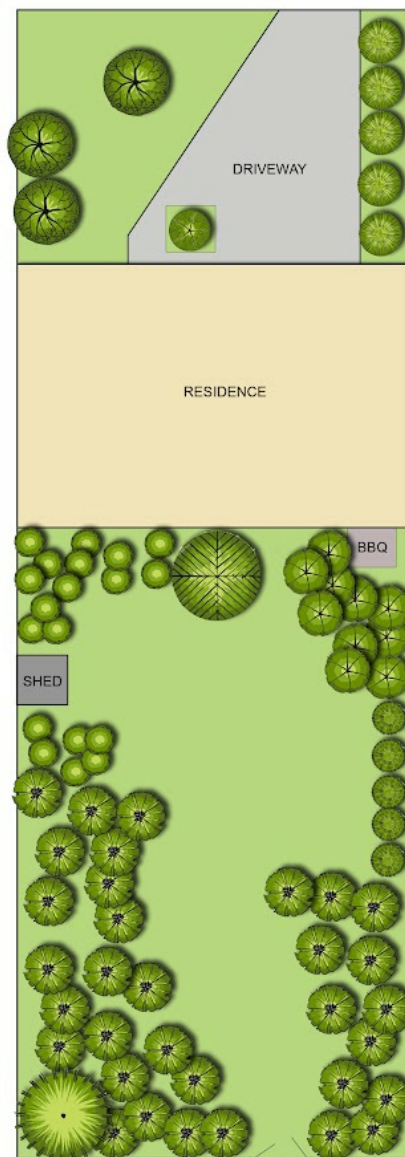
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UPPER FLOOR PLAN



GROUND 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.

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

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