



# FOR SALE

## TIMELESS & SPACIOUS FAMILY HOME WITH SWEEPING VIEWS

Oozing style and elegance, this outstanding spacious home enjoys the ultimate Laffing Waters lifestyle, where luxe design, classic comfort and a sought-after address come together in perfect harmony. Oversized, versatile and positioned perfectly to enjoy the lovely views. This home braces every demand of modern family living and entertaining. A flawless offering, it's located for your convenience close to shops and cafes and Schools.

- \* Timeless contemporary appeal with a large wrap-around verandah.
- \* Family lounge plus sitting / formal dining room, ducted heating and cooling
- \* Expansive kitchen / dining zone, separate sitting room / formal dining room, fully equipped Theatre Room plus large entry foyer.
- \* Versatile floor plan for the extended family.
- \* Easy side access to the level backyard and single lock-up garage.
- \* Excellent covered cabled entertaining area leading out through French doors.
- \* Enjoy the lovely Northern aspect to the rear of the home.
- \* Gourmet chef's kitchen with Caesar stone countertops, large Island bench, dishwasher and newly updated appliances.
- \* Stylish bathrooms including a spacious main spa bath.
- \* Robes throughout, single lock-up Colorbond shed / storeroom / workshop
- \* Prime tightly held and sought after pocket of Laffing Waters.

4 BED | 2 BATH | 3 CAR

PRICE:  
\$889,000

OPEN FOR INSPECTION:  
N/A



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



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
@Realty gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

14 James Barnet Drive, Kelso

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.