



**SOLD**

## OPPORTUNITY TO INVEST OR SECURE YOUR FAMILY HOME. 19 GRICE CRESCENT, NINGI

Step into comfortable living with this 4-bedroom 2 bathroom home, where every detail has been crafted for simplicity and comfort. Here is why this property is your opportunity as an investor or as your family home. This property set on 697 sqm, provides outstanding features unexpected within this price range by combining spacious living with form and design in a generous 245 sqm (approximate) living space.

### Outstanding Features

- A separate living room and combined dining / family room.
- A fourth bedroom sited to be utilised as a media room.
- PLUS, step outside into the screened patio and discover the well-proportioned alfresco entertaining area.
- Giving the home another living space and dining area.
- All these spaces – 3 or 4 unique zones supported by a modern functional kitchen and outside separated cooking and BBQ area
- A separated master bedroom for a quiet retreat and privacy.
- Laminated timber floors throughout with carpeted bedrooms
- Tiled floor for the screened patio

Experience this home's easy-going living, ease to maintain and it is perfect for entertaining with family and friends.

You **MUST INSPECT!!!**

### More features

- Split system air-conditioning with fans throughout.
- Queen size main bedroom – with ensuite
- Oven, hotplate and rangehood with dishwasher
- Linen closet
- Main bathroom and toilet separated from living space
- Separate toilet
- Double garage with remote door
- Easy to maintain completed landscaping

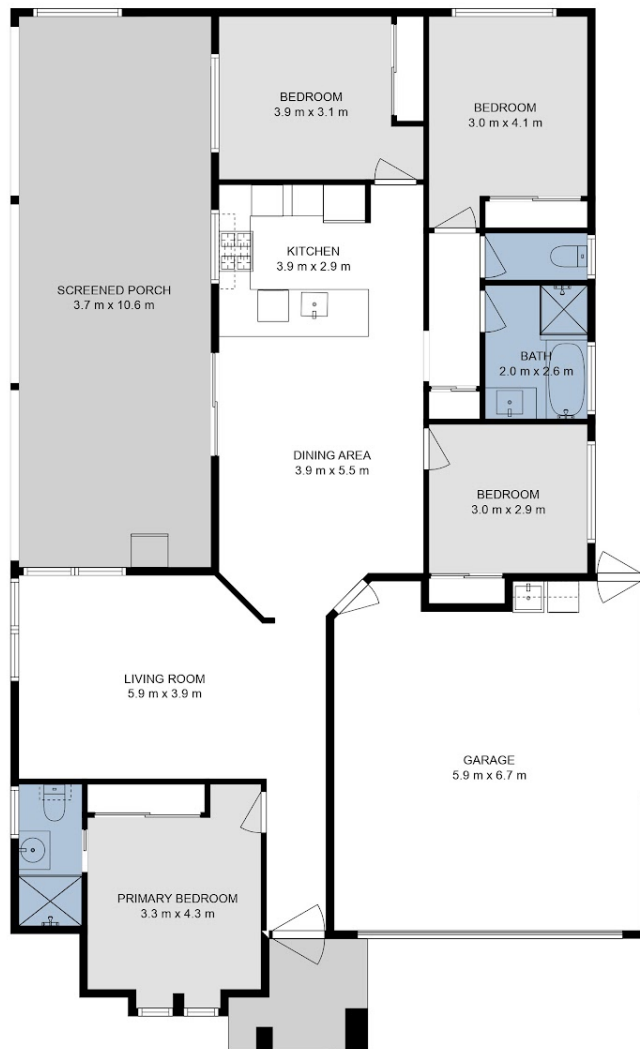
**4 BED | 2 BATH | 2 CAR**

PRICE:  
**\$815,000**

OPEN FOR INSPECTION:  
N/A



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This floor plan is intended to give a general indication of the layout only. Sizes & dimensions are approximate, actual may vary.



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.