



# SOLD

**SOLD BY BRENDAN JAMES PH: 0422 851 384.  
CALL TODAY IF YOU ARE THINKING OF  
SELLING! MORE BUYERS WAITING!**

Presenting an exceptional opportunity to own a grand family home at 46 Louisiana Road, Hamlyn Terrace. This stunning 5-bedroom, 3-bathroom, double-storey residence is the perfect blend of comfort, desirable features, and elegant style. Designed with your family in mind, this home is built for both relaxation and entertaining, offering all the conveniences you could ever need.

**Stand out features:**

- Ducted & Split System Air Conditioning: Enjoy year-round comfort with ducted air conditioning throughout the home, complemented by split systems in key areas for targeted cooling or heating.
- Gas Heating & 5-Burner Gas Cooktop: Stay warm during the cooler months with efficient gas heating, and cook like a pro on the high performance 5-burner gas cooktop in the gourmet kitchen.
- Solar Power System: Equipped with a solar inverter to reduce your energy bills and make your home more environmentally friendly.
- Plantation Shutters Throughout: Elegant, high-quality plantation shutters for privacy, light control, and added style in every room.
- Luxury Spa: Unwind in your private spa, now with a newly installed motor for the ultimate relaxation experience.
- Security & Peace of Mind: 4 security cameras and a back-to-base alarm system for added protection.
- Double Garage: A spacious double garage provides secure parking for two vehicles, plus extra storage space.
- Immaculately Maintained: This home has been meticulously cared for, ensuring lasting value and comfort for years to come.

**Additional Highlights:**

- Gourmet Kitchen: Featuring modern appliances and plenty of bench space, perfect for family meals or entertaining guests.

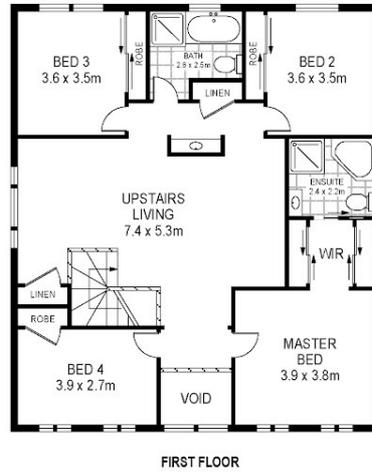
**5 BED | 3 BATH | 2 CAR**

**PRICE:**  
\$1,150,000

**OPEN FOR INSPECTION:**  
N/A



**Brendan James**  
**0422851384**  
brendanjames@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



46 Louisiana Road  
Hamlyn Terrace



Total Internal Floor Area: 311 sqm

Scale in metres. Indicative only. 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



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.

**Brendan James**  
0422851384  
brendanjames@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

