## 32 CRUICKSHANK CRESCENT ROSEDALE











## **FOR SALE**

## EXCEPTIONAL FAMILY HOME IN A SOUGHT-AFTER LOCATION!

This exceptional family home offers four spacious double bedrooms, two with ensuite bathrooms, set on a sheltered and private park-like section.

One ensuite bedroom serves as ideal guest accommodation or private quarters for elderly family members, with potential as an income-producing AirBnB or student homestay. Family comfort is assured with a third bathroom featuring a bath, shower and toilet.

The thoughtfully designed floor plan features two adjoining living areas, including a living/dining space that transitions seamlessly to the outdoor deck and sheltered garden, including a glasshouse and vegetable garden. Convenience is prioritised with ample storage, a generous office nook and direct internal access to the double garage. The home's north-facing orientation maximises natural light throughout the living areas, while premium double glazing and an efficient radiator central heating system ensure year-round comfort.

Situated in a highly sought-after location with prestigious school zoning, this property presents an outstanding opportunity for discerning families prioritising both exceptional living and educational advantages.

This lovely family home could be yours, call us today to arrange viewing or come and visit your new family home.

## 4 BED | 3 BATH | 2 CAR

PRICE:

Enquiries Over \$729,000

**OPEN FOR INSPECTION:** 

May 3 at 11:15am - 11:45am



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For Visual Purpose Only

Floor Plan by INSPIRE MEDIA WORKS

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.

