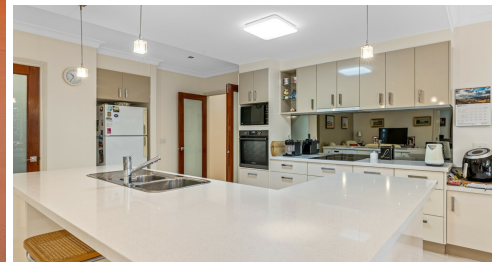


# 20 ASHFORD CRESCENT KORUMBURRA



## FOR SALE

### STILL SPARKLING LIKE NEW.

This quality built home is nestled in a private location and has a lot to offer those who require a low maintenance, future-proof residence.

Built by a well-known local builder in 2009, this neat, brick home will impress you from the minute you step inside the commanding timber door and into the formal entry.

Designed with mobility access in mind, the home features wide doorways throughout and no steps in throughout or in the bathrooms. The showers are also over-sized and mobility friendly. There are three bedrooms plus a sound insulated music room which could easily be a fourth bedroom, home office or another living area. This room has a walk-in storage area with shelving and desk for a small home office if required. If you have a live-in relative, this space may be an option for a conversion to a small toilet/ensuite area.

The open plan kitchen, living and dining area exude quality and space. The kitchen features stone bench tops, quality appliances, loads of storage and a WI pantry. Sliding doors open onto a private, North facing courtyard with tranquil water feature.

The master bedroom is spacious and located at the front of the home, with the other bedrooms situated in the other wing of the house. The ensuite has double sinks and a practical, oversized, no step shower. There is also a large WIR to the master bedroom with a combination of hanging and handy drawer space.

The double garage provides direct access to the home and has a remote door and is generous in size and able to accommodate some caravans.

The main bathroom boasts a spa bath and another oversized shower.

Some other great features to note are:

- Good storage in the laundry
- Low maintenance gardens
- Quiet location
- Elec. ducted heating and cooling.
- Double glazing.
- Instant gas HWS
- Under-house storage/workshop space
- Raised veggie beds
- Greenhouse
- Water tank for toilets

Inspections of this home are sure to please and are strictly by appointment with some notice please.

4 BED | 2 BATH | 2 CAR

#### PRICE:

\$729,000 - \$749,000

#### OPEN FOR INSPECTION:

N/A



**Christie Nelson**

**0407812904**

[christienelson@atrealty.com.au](mailto:christienelson@atrealty.com.au)

[Christie Nelson Real Estate](#)



20 Ashford Cres, Korumburra, VIC, 3950

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.