



SOLD

COMMANDING POSITION HIGH ON THE HILL

Small acreage specialist Carolyn Drane is proud to present to you this stunning two storey home in Excelsior Park. The house aspect is near perfect with north south aspect and large eaves on western side. Presented in perfect condition, this wonderful family home is ready for a new family to enjoy for many years to come.

Features & Benefits!

An outstanding floor plan down stairs that includes spacious formal living and dining rooms. A separate tiled family room adjoins the chef's kitchen which features stunning white cupboards, granite bench tops, top quality electrical appliances and ample preparation room. Also on the ground floor is 3 queen sized bedrooms all built in, main bathroom, laundry, storage under stairs and more. The double garage is extra size and features another kitchenette plus 3rd toilet & basin (all council approved) and is currently set up as a fully functioning home office with professionally built cupboard space and removable desks. There is still room for one vehicle which shows you how fantastic this area is! Could potentially be an ideal area to create granny flat or teenagers retreat with main bathroom close by.

Upstairs is the master bedroom with own living room. The en-suite bathroom features full sized shower, spa bath, vanity and toilet. Adjoining the master bedroom and living area is a wonderful tiled deck area with glass balustrade capturing relaxing views over the in-ground pool and Glasshouse mountains in the distance.

Ducted air-conditioning services most rooms plus a vacuum-maid system for easy cleaning. A majestic in-ground salt water pool is surrounded by a tastefully landscaped 3/4 acre which is gently sloping down and terraced at the rear. There is a New pool pump, new chlorinator and near new central vacuum cleaner motor – less than 12 months old! The concrete driveway offers ample turn around room or extra parking space plus side access with room to construct extra shedding of your choice.

Don't miss out on this fabulous home with impeccable build quality. Only an inspection will appreciate the size and location!

4 BED | 2 BATH | 2 CAR

PRICE:
\$659,000

OPEN FOR INSPECTION:
N/A



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