



SOLD

1100M2 THE COMPLETE PACKAGE!!!

Located on an elevated 1100m2 allotment with loads of room for all the family, pets and vehicles, this one has the lot!! The home consists of 4 built in bedrooms, the main having the all essential ensuite and walk in robe. There is 2 living areas plus an extra room to the front of the home with Split system air conditioning, sliding glass doors and floor to ceiling built in robes which is absolutely perfect for an office/work from home option. It could also be a guest room, games room, teens retreat or even a 3rd living area. The home is fresh and tidy throughout with a super sized kitchen being the hub of the home, spacious brekky bar, gas cooking, huge pantry and ample cupboard space. It overlooks the outdoor entertaining area and the sparkling inground swimming pool with shade sails, spa and waterfall. The home has dual access with concreted driveway to the 3 Bay powered shed and loads of room and approval for another 9x7 Shed to the other side if the man of the home has too many toys. There is a single lock up garage under main roof with internal access and the enclosed office could easily be converted back to another garage if need be. There are so many extras to this home with new plantation shutters throughout, new fans, toilets, hot water system, aircons, pool pump, whirly birds, dishwasher, stove top, fencing around pool, sensor lights and the list goes on. The roof has been re screwed on the house and the shed and the home has recently been painted throughout. If all of this is no enough, there is a 3rd toilet and vanity to the back of the home which is ideal for entertaining, gardening, swimming or tinkering in the shed. There is also a separate, sealed store room for all the Xmas Decs, boxes and anything you want to store and keep clean and fresh. The current owner has done so much to make the home absolutely perfect and it is now ready for a new family to move in and enjoy many years to come. Beautiful, friendly neighbours, predominantly owner occupied and surrounded by quality homes, close to transport, schools, shops, parks and restaurants. Genuine seller relocating so call Jodie now for your private viewing.

Council Rates: \$ 2,126 per half year

Water: \$ 159 per half year

Build date: 2000

Disclaimer: All information has been obtained from the seller. The agent/s cannot verify its accuracy and do not give any warranty as to errors or omissions, if any, in these particulars. Prospective purchasers should satisfy themselves by inspection and making their own inquiries or otherwise as to the accuracy of the particulars. Location shots and use of furniture (real or virtual) are for visual display purposes only and not included in sale. Grass has been enhanced for visual appeal. We are not financial advisors or deem to provide financial advice and urge all

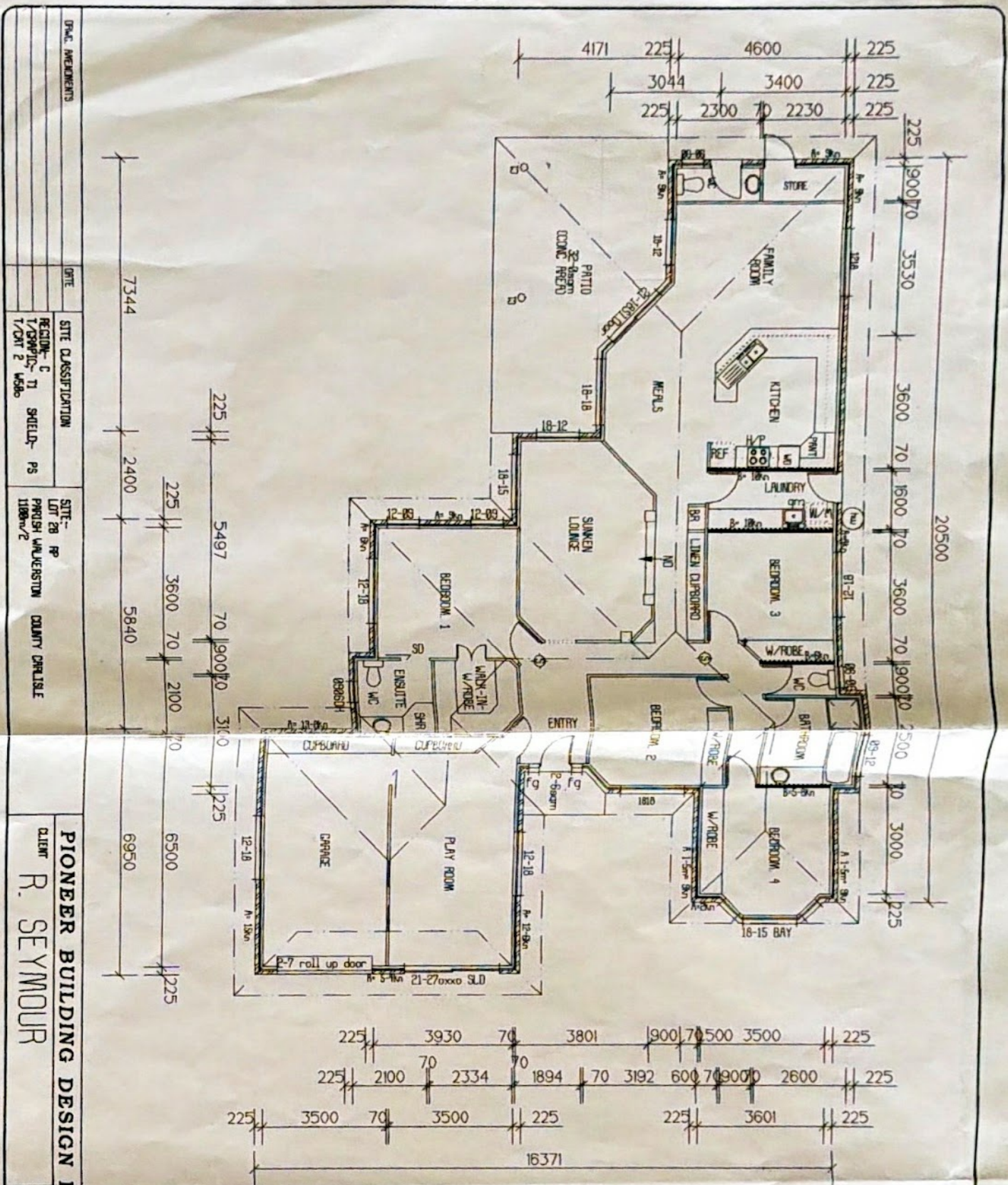
4 BED | 2 BATH | 3 CAR

PRICE:
\$905,000

OPEN FOR INSPECTION:
N/A



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DATE	7344
SITE CLASSIFICATION	RESECTION - C T/CORNER - T1 T/CORNER 2 - W58b
SITE - LOT 28 RP	PROUD WILKERSTON COUNTY COUNCIL
CLIENT	R. SEYMOUR

PIONEER BUILDING DESIGN Ph. 07 495

FLOOR

BRACING LEGEN

From PLY SHEET
F14 or F17 OR
SHEETS OF THE
TYPE

BRACING

F.L. SHEET
LINK ONE SIDE

ALL BRACING TO BE FIVE
WITH MANUFACTURERS
RIBBON REINFORCING IN
CODE REQUIREMENTS.
WE DOOR TO BE FIVE
WITH BOARD DOORS TO
OUTWARDS OR BE REIN
FROM OUTSIDE.

NO HOLD-DOWN BOLTS BE
AT ALL CORNERS AND A
FOR COLUMN FOOTINGS
DETAILS REFER FROM
BROXIES MACKAY
BOARD.

WORKING OF WET ARE
MACKAY WITH BSA
LEADER.

SMOKE ALARM TO
TO MAIN FLOOR
INDEPENDENT W/
SELECTED HOT W

Di - 2x40mm FIC COLUMN
2x125mm ROSS AND CRES

WALL FRAME NOTE:
TOP PLATES
1/2x2x75 plus 1/2x2x7
WIP ROSS AT 1200mm
BOT. PLATES
3x75mm F14
STUDS 75x50 F14
AT MAX 450mm CTR.
LIMIT SIZES REFER
REFER TRADING W58b

**BUILDING -
TOTAL FLOOR AREA -
M2 225sqm**

SCALE 1:12

DATE

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.

