



# FOR SALE

## FAMILY HOME— SPACIOUS SPLIT-LEVEL IN BROADMEADOWS

This well-presented four-bedroom split-level home offers generous space, smart storage, and a flexible layout ideal for growing families or those needing room to work from home. Elevated above the street with a private section and leafy outlook, 17 Nalanda Crescent delivers comfortable, practical living across three well-considered levels.

The top level features an open-plan kitchen, dining, and lounge, with bi-fold doors opening to a sunny deck and established rear section — a great space for both everyday living and entertaining. The kitchen is well-appointed with stone benchtops, quality appliances, and warm timber cabinetry.

Three bedrooms are located on the middle level, including the primary bedroom with ensuite. This level also includes the family bathroom with shower over bath and a separate WC.

The lower level offers a versatile fourth bedroom or study with garden access — ideal for a home office, guests, or teenagers — along with a dedicated laundry and an additional WC.

With a double garage, additional off-street parking, a heat pump, and excellent storage throughout, the home is well-equipped for comfortable living. Conveniently located on the bus route with easy access to Johnsonville and Wellington CBD, everything you need is within easy reach.

### Highlights Include

- \* Four-bedroom split-level home elevated above the street
- \* Three bedrooms on the middle level including primary with ensuite
- \* Open-plan kitchen, dining & lounge opening to deck and private section
- \* Stone benchtops, timber cabinetry & quality appliances
- \* Family bathroom with shower over bath plus separate WC
- \* Versatile lower-level bedroom or study with garden access
- \* Separate laundry with additional WC
- \* Heat pump, recessed lighting & excellent storage
- \* Double garage plus additional off-street parking
- \* On bus route with easy access to Johnsonville and Wellington CBD

4 BED | 2 BATH | 0 CAR

### PRICE:

Price by Negotiation

### OPEN FOR INSPECTION:

N/A



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2nd floor



3rd floor



1st floor



Floor Plans Are Deemed Highly Reliable But Not Guaranteed. Illustrative Purposes Only.



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.