



## FOR SALE

### PERFECT FOR QUIET LIFESTYLE & CONVENIENCE

Designed for easy living, this beautifully presented 3-bedroom home boasts two tiled living areas for separate spaces ideal for families with the comfort of cool air-conditioning. A central kitchen in cool modern colour scheme services both a separate dining area and family room. The large outdoor entertainment area overlooks a spacious back yard which is ideal for those get togethers and kids play area. Two colourbond sheds, both with power and easy access is an added bonus to compliment this property. Offering the perfect balance of lifestyle and convenience, 12 Santa Lucia Drive is located in a family-friendly area of Mount Louisa. Within walking distance to Calvary Christian College, convenient amenities such as Crestbrook Plaza's IGA, Doctors, Chemist, Child Daycare centres also in close proximity. With Mount Louisa offering recreational activities for all ages in the area makes this the ideal lifestyle hub.

- Master bedroom highlights a walk-in wardrobe, air-conditioning & access to the 2-way bathroom.
- Two separate living areas for the family to spread out
- The centrally located kitchen services both dining & family rooms
- Two-way bathroom
- Large outdoor entertaining area, perfect for BBQ gatherings or evening dining
- Internal laundry
- Security screens & doors for peace of mind
- 6 x 4m Colourbond shed with power & side access
- 6 x 3 shed with 3m side awning & power
- 5 kw Solar power
- Double lockup garage with automatic roller door
- 686sqm allotment with no rear neighbours

For an inspection, please contact Grant from Davison @realty on 0413 984 703

Disclaimer: In preparing this information we have used our best endeavours through third party sources to ensure that this publication is true and accurate and accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained. Accordingly, all interested parties should make their own enquiries to verify the information provided.

3 BED | 1 BATH | 2 CAR

**PRICE:**

Offers Over \$639,000

**OPEN FOR INSPECTION:**

N/A

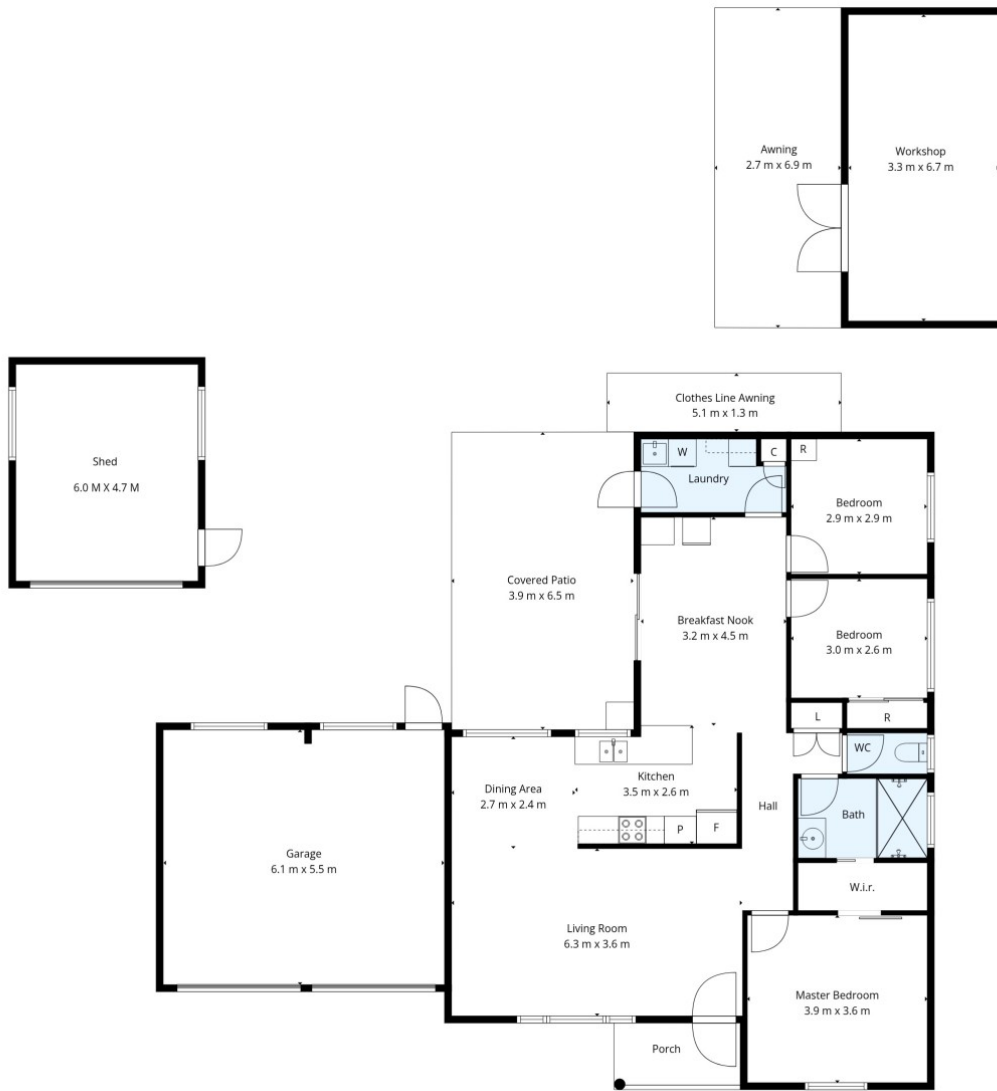


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.