



# FOR SALE

## EXCEPTIONAL FAMILY LIVING IN SOUGHT-AFTER PICNIC POINT

Perfectly positioned in a highly desirable pocket of Picnic Point, this immaculately maintained residence delivers space, flexibility and effortless living for the modern family.

Offering an impressive 255m<sup>2</sup> of internal living, the home showcases a versatile floorplan designed to comfortably accommodate large or growing families. Boasting four generous bedrooms, three with built-in wardrobes and a master retreat complete with walk-in robe and private ensuite, there is space for everyone to enjoy.

Multiple living zones include formal lounge and formal dining rooms, a dedicated media room, plus a substantial rumpus room that can easily serve as a fifth bedroom, home office or additional living area depending on your family's needs. Ducted air conditioning and intercom add comfort and convenience throughout.

At the heart of the home, the layout flows seamlessly to an expansive covered outdoor entertaining area of over 90m<sup>2</sup> — perfect for hosting gatherings year-round. The outdoor jacuzzi adds a touch of luxury, while the low-maintenance grounds ensure you spend more time relaxing and less time on upkeep.

Additional features include:

Double garage

Two well-appointed bathrooms including ensuite

Versatile floorplan adaptable to changing family needs

Impeccable presentation throughout

Located in a quiet, sought-after setting close to schools, parklands and local amenities, this is an outstanding opportunity for busy families seeking space without compromising on lifestyle.

Move straight in and enjoy the quality, comfort and flexibility this exceptional home provides.

4 BED | 2 BATH | 2 CAR

PRICE:  
Offers Invited

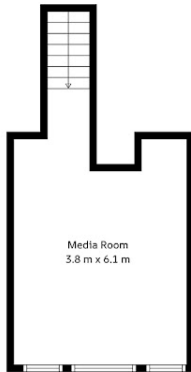
OPEN FOR INSPECTION:  
Apr 4 at 11:00am - 11:30am



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Medanic Property Group



Level 1

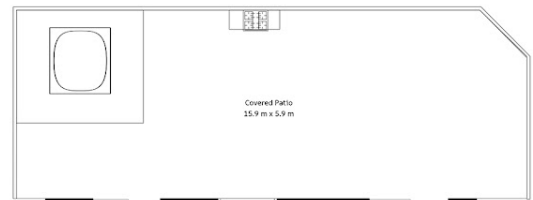


Level 2

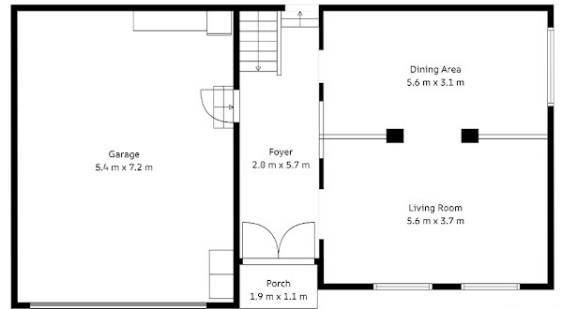
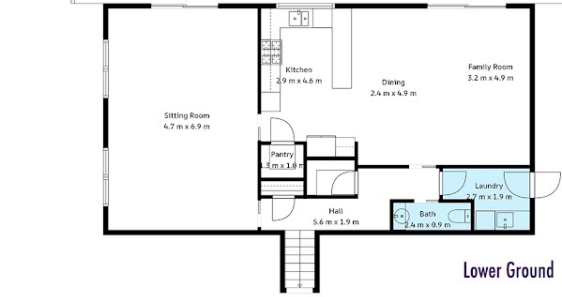
**TOTAL: 255 m2**

1st floor: 93 m2, 2nd floor: 50 m2, 3rd floor: 91 m2, 4th floor: 21 m2  
 EXCLUDED AREAS: COVERED PATIO: 93 m2, GARAGE: 39 m2, PORCH: 2 m2,  
 WALLS: 25 m2

This Is For Illustrative Purposes Only. All Dimensions Are Approximate And Does Not Constitute Any Legal Document.



Lower Ground



Entry

Ground



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.