



## FOR SALE

### SPACE, PRIVACY & LIFESTYLE – THE COMPLETE FAMILY PACKAGE

Positioned in the peaceful, tightly held area of Aldershot, this impressive family residence offers a rare combination of space, privacy and lifestyle, just 12 minutes from Maryborough's CBD.

Surrounded by natural bushland and known for its larger blocks and relaxed atmosphere, Aldershot is ideal for families seeking space without isolation. A local park and open field at the end of the street further enhance the lifestyle appeal.

From the moment you enter the front gate, the home delivers a true sense of retreat. A standout feature is the large in-ground pool with swim jets and tropical surrounds, complemented by a wide wraparound covered entertaining area that seamlessly connects indoor and outdoor living.

Inside, the home is designed for flexibility and family living:

- Four generous bedrooms
- Two well-appointed bathrooms
- Two large separate living areas
- Expansive sunroom, ideal as a retreat, media room, playroom or potential fifth bedroom

The centrally positioned kitchen offers gas cooking, stainless steel rangehood, dishwasher, walk-in pantry and ample storage, flowing effortlessly into the main living and outdoor entertaining areas.

Set on a generous 1,012m<sup>2</sup> allotment, the property offers exceptional usability and stands apart with its structural integrity and forward-thinking design:

- 3-bay shed/workshop with excellent access, ideal for storage, trades or hobbies
- Additional garden shed and dedicated pool infrastructure
- Wide side access and functional yard layout
- Constructed on 41 steel posts, each embedded in deep concrete footings (approximately 25m<sup>3</sup> of concrete)
- 2-metre concrete separation barrier between the home and sewerage system
- Biolytic eco sewerage system, chemical-free and serviced annually
- 6.5kW solar system with 5kW inverter

4 BED | 2 BATH | 2 CAR

PRICE:

Offers Above \$750,000

OPEN FOR INSPECTION:

N/A



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# 40 Lenthall St, Aldershot



Ground Floor



First Floor



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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.