



## FOR SALE

### ENTERTAINER'S DELIGHT! BOUTIQUE FAMILY LIVING.

#### ASKING PRICE HAS JUST BEEN DRAMATICALLY REDUCED !!

This near new home is at the end of a private lane-way and has so much to offer. Impeccably maintained this quality home is incredibly spacious, surrounded by established gardens with an absolutely amazing outdoor entertaining area.

With a sunny, north easterly corner position, the four bedrooms all enjoy their own unique features. Best of all is the massive entertainer's deck, which also enjoys direct flow into the gardens, all fully and securely fenced. The outside connects harmoniously with the light filled gourmet kitchen, offering abundant storage, stainless steel appliances and stone bench tops. Accommodation comprises of four bedrooms. The master bedroom features a beautiful outlook, walk-in robe and classy ensuite. The family bathroom is located within easy reach of the bedrooms, while a third bathroom is the ensuite to bedroom number four.

Located in the heart of Peregian Springs in the sought after Ridges area this spacious, light filled home is a short walk to all the fantastic Rec Club facilities with the local Peregian Springs Pool Café and grand gym. Imagine living right close to school and shopping, both only a stroll from your front door.

#### Features of this home include

- Stunning timber look flooring throughout the living areas, freshly painted
- Master bedroom with spacious walk in robe, ensuite, ceiling fan and sliding doors opening to the gardens
- 2nd bedroom features its own ensuite, walk-in robe and is ideal for teenage living
- 3rd bedroom has a walk-in in robe, and easy access to family bathroom
- 4th bedroom features built ins and sliding door to put your feet into the greens
- Contemporary kitchen, large breakfast bar, gas and stainless steel oven and Omega dishwasher
- Superb entertainer's deck with built in BBQ and your veggie patch just around the corner
- All up 3 sleek bathrooms
- Spacious laundry tucked away in the garage with bifold doors
- Double garage and plenty of wall storage
- Ducted air-conditioning, energy saving LED
- Ridges Rec Club facilities just around the corner with large lap pool, gym and coffee shop
- Prime location, perfectly positioned adjacent to school within walking distance to Rec Club and

4 BED | 3 BATH | 0 CAR

#### PRICE:

Offers over \$540,000

#### 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.