



# FOR SALE

## PREMIUM FAMILY ENTERTAINER WITH MULTIPLE LIVING ZONES AND OUTDOOR KITCHEN

Set on approximately 448sqm in a prime Derrimut location, this beautifully upgraded family home delivers the space, quality and flexibility buyers are searching for. Offering approximately 33 squares of living, four oversized bedrooms with walk-in robes, multiple living zones and exceptional outdoor entertaining, this is a home that combines everyday comfort with standout family appeal.

Designed for modern living, the floorplan offers three separate living areas, a dedicated dining zone, and a spacious open-plan kitchen, living and meals area that flows effortlessly for both relaxed family life and entertaining.

The master suite adds a touch of luxury with timber French doors opening to the balcony, along with a beautifully finished ensuite featuring full-height tiling, extended cabinetry and dedicated make-up storage. The remaining bedrooms are all generously sized and each include a walk-in robe, making this an ideal home for growing families.

At the heart of the home, the upgraded kitchen is finished with stone benchtops, waterfall edges, a glass splashback, undermount sink and ample storage. Both bathrooms are stylishly appointed with floor-to-ceiling tiling, extended mirrors and additional cabinetry, while the laundry also offers excellent built-in storage and broom cupboard space for added practicality.

Step outside and enjoy a decked alfresco plus an extended outdoor entertaining area complete with sink and cooktop — a rare feature that takes family entertaining to the next level.

Additional features include:

- Four spacious bedrooms, all with walk-in robes
- Master bedroom with balcony access via timber French doors
- Three separate living areas plus dedicated dining area
- Upgraded kitchen with stone waterfall benchtops, glass splashback and undermount sink
- Two beautifully appointed bathrooms with floor-to-ceiling tiling

4 BED | 2 BATH | 2 CAR

PRICE:  
\$1,000,000

OPEN FOR INSPECTION:  
May 23 at 2:00pm - 2:30pm



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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.

## 40 Westminster Parkway, Derrimut

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Measurements are approximate. Not to scale, illustrative

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