



FOR SALE

ELEVATED FAMILY HOME WITH SUN, SPACE & VIEWS

Designed for modern family living, this well-built home offers comfort, sun, and space in a popular, established neighbourhood. Thoughtfully laid out and easy to live in, it's an ideal choice for buyers seeking a solid, contemporary home without compromise.

Set in an elevated position, the home enjoys expansive views and all-day sun, while its trusted construction and proven materials provide peace of mind.

- Elevated for sun and outlook
- Architecturally designed David Reid Homes build (2008)
- Proven construction: block, Hebel & Linea with Colourtile roof
- Double glazed and well insulated throughout
- Open-plan kitchen and living with island bench, office nook, and outlook
- Additional separate living/media room with built-in speakers
- Seamless flow to a private, secure, west-facing courtyard
- Four bedrooms with built-in storage; master with ensuite and walk-in robe
- Family bathroom with bath, plus separate toilet
- Separate laundry with practical storage
- Double-plus garage with internal access and extra space
- Bonus: Sony digital projector and screen for movie nights
- EV-ready with Evnex smart charger
- Year-round comfort with two heat pumps, wood burner, gas fire, and HRV
- Underfloor heating in key tiled areas • New mains-pressure hot water system
- Security system installed (monitored)
- Excellent storage including attic access
- Family-friendly section with space for kids and pets
- Established grounds with glasshouse, fruit trees, veggie garden, and more

Located in sought-after Sunninghurst, this is a home that simply works — practical, comfortable, and ready for family life.

Make your move with confidence.

4 BED | 2 BATH | 2 CAR

PRICE:

Enquiries Over \$1,160,000

OPEN FOR INSPECTION:

May 10 at 2:00pm - 2:30pm



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