



# FOR SALE

## FAMILY HOME WITH SPACE, FLEXIBILITY & ENDLESS POTENTIAL

Positioned on a generous corner parcel in a quiet cul-de-sac location, this well-presented family home delivers the perfect blend of comfort, practicality and future potential. Offering multiple living zones, a dedicated home office, oversized covered entertaining area and a spacious backyard complete with shed, this is an ideal opportunity for growing families, first-home buyers or investors alike.

The functional floorplan provides three well-sized bedrooms including a master suite with ensuite, while the central kitchen overlooks the dining and living spaces, creating an easy flow for everyday living. Outside, the huge covered entertaining area is perfectly suited to family gatherings, kids' play space or year-round entertaining.

Set on a large block with side yard space and room to further enhance, the home offers plenty of flexibility for those wanting extra space without sacrificing convenience.

### Features include:

- Three generous bedrooms all with built-in wardrobes
- Master bedroom with private ensuite
- Dedicated home office/study space
- Spacious lounge plus additional dining/living area
- Functional kitchen with breakfast bar and ample storage
- Water filtration system from mains all showers and drinking water is filtered
- Smart Home system for fans throughout home
- Main bathroom with separate bath and shower
- Large covered outdoor entertaining area ideal for year-round use
- Single garage with internal access
- Separate laundry
- Large backyard with established shed
- Quiet cul-de-sac position on a spacious corner block
- Approx. 151sqm internal floor area

Conveniently located close to local schools, shops, parks and transport, this is a fantastic opportunity to secure a spacious family home in an established Blue Haven location.

3 BED | 2 BATH | 3 CAR

### PRICE:

Price Guide \$850,000

### OPEN FOR INSPECTION:

N/A



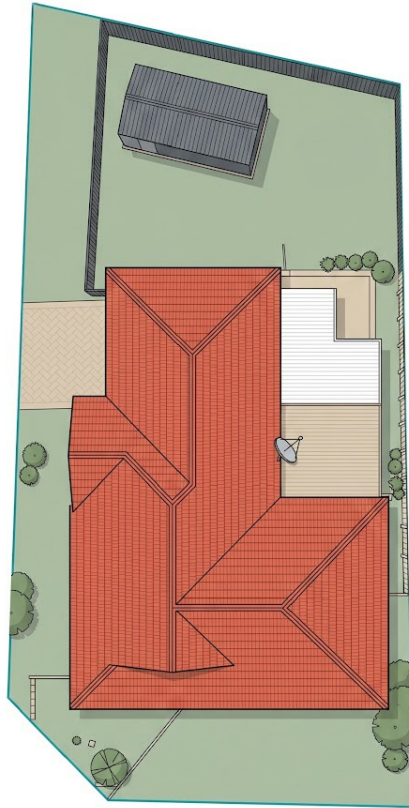
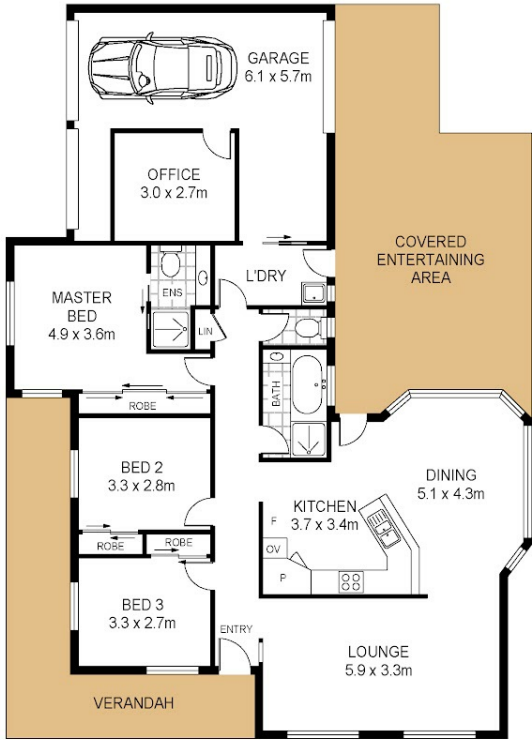
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SHED



1 Waugh Close  
Blue Haven



Total Internal Floor Area: 151 sqm

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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.

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