



FOR SALE

EXQUISITE RESORT HOME, PACKED TO THE RAFTERS WITH FEATURES!

Lot 44 is a Marion design, thoughtfully created by incorporating the most admired and sought-after features identified by buyers across the original development range.

Positioned on a desirable corner block, this home enjoys views over the caravan storage area and the brand-new Recreation Precinct, currently under construction. This exciting community space will feature a covered BBQ area, pickleball courts, a dog park, and a community garden.

Built to Thyme Lifestyle's high construction standards, the home features steel framing, Hebel cladding, and an insulated Colorbond roof. The spacious open-plan living and kitchen area seamlessly connects to both the private rear alfresco and the welcoming front patio through double stacker doors, creating excellent indoor-outdoor living options.

The rear alfresco is particularly generous in size and has been enhanced with a retractable awning, providing protection from the western sun while also increasing privacy from neighbouring properties.

The home offers two generous bedrooms. The master suite comfortably accommodates a king-size bed and includes a spacious walk-in robe, an additional built-in cupboard, and a well-appointed ensuite. A wide hallway provides access to two substantial storage cupboards, ideal for keeping belongings neatly organised.

Designed with practicality in mind, the kitchen features elegant engineered stone benchtops, a large walk-in pantry, and quality built-in appliances, including a cooktop, oven, microwave, and dishwasher. The oversized refrigerator space includes a dedicated water connection for plumbed ice-maker fridges.

A beautifully presented study flows from the dining area and offers privacy and flexibility, complete with a large window and cavity slider door.

The well-designed laundry is integrated into the rear wall of the extended garage and provides direct access to the backyard and washing line via a separate external door. The low-maintenance backyard has been professionally finished with artificial turf and includes

2 BED | 1 BATH | 2 CAR

PRICE:

Offers over \$779,000

OPEN FOR INSPECTION:

N/A



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 2 BEDROOMS
  2 BATHROOMS
  2 CAR GARAGE

LIVING AREA	98.77m ²
GARAGE	29.13m ²
ALFRESCO	13.67m ²
PORCH	8.96m ²
TOTAL	150.52m²

This floorplan is for illustrative purposes only.

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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