



# FOR SALE

## LUXURY FAMILY LIVING OPPOSITE PARKLANDS

Rob Harwood @realty is proud to present this exceptional residence at \*\*15 Braddock Lane, Caversham\*\*.

Perfectly positioned on a generous 415sqm block overlooking a beautiful park and children's playground, this impressive home offers over 270sqm under the main roof and has been finished to an outstanding standard throughout. Combining luxury, space, quality craftsmanship and modern convenience, this is a home that will impress even the most discerning buyer.

### Features You'll Love:

- Expansive 270sqm+ of living under the main roof
- Prime 415sqm park-front location with attractive outlook and children's play area directly opposite
- Four oversized bedrooms, including a luxurious master suite with a large walk-in robe
- Spacious built-in robes to bedrooms 2 and 3
- Bedroom 4 is currently configured as a home office/study
- Two beautifully appointed bathrooms, including a stunning ensuite and a full-sized family bathroom featuring an oversized soaking bath
- Designer kitchen featuring stone benchtops, a large island breakfast bar, dual pantry storage and premium quality appliances
- Separate home theatre with French doors and quality carpeting, creating the perfect cinema experience
- Massive open-plan living and dining area designed for modern family living and entertaining
- Stylish gas fireplace providing warmth and ambience throughout the living space
- Stunning Blackbutt timber flooring throughout the main living areas
- High ceilings throughout, enhancing the sense of space and luxury
- Ducted reverse-cycle air conditioning plus additional split-system units to the master suite and main living area for year-round comfort
- Comprehensive security package including alarm system, CCTV surveillance and roller shutters
- Energy-efficient 6.6kW solar system complemented by an impressive 15kW battery storage system, helping reduce power costs
- Spectacular 5m x 5m covered alfresco area with quality timber decking, ideal for year-round outdoor entertaining

4 BED | 2 BATH | 2 CAR

### PRICE:

Offers from \$1,199,000

### OPEN FOR INSPECTION:

Jun 13 at 12:00pm - 12:40pm



**Rob Harwood**

**0411649625**

robharwood@atrealty.com.au

[www.robharwoodatrealty.com.au](http://www.robharwoodatrealty.com.au)



## 15 Braddock Lane, Caversham

This floor plan is not to scale.  
 Dimensions are approximate and therefore should only be used for illustrative purposes.

	272 m <sup>2</sup>
	4 Bed
	2 Bath
	2 Car

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.