



## FOR SALE

**THIS PROPERTY HAS THE WOW FACTOR, A POSITION CLOSE TO GOLF COURSE AND THE ULTIMATE IN SHEDS.**

From the moment you enter the front gates you will appreciate just how much hard work the current owners have put into renovating and landscaping this property to create a dream lifestyle that many dream of but few will achieve.

THE RESIDENCE is a 4 bedroom home that has been tastefully renovated and decorated to feature:-

- 4 bedroom, 3 doubles with built-ins and a 4th that is a touch smaller but still generously sized.
- Open plan kitchen and dining room, generous amounts of storage, large fridge recess with water connections, dishwasher and walk in pantry.
- Family sized lounge room complete with wood heater, Ornate cornice, Polished timber floors & feature lighting.
- Centrally located office or teenager gaming area.
- Fully renovated bathroom complete with twin basis, separate shower and luxurious over sized bath tub.
- Inviting covered timber deck with heaps of room to entertain or just relax and take in the views of the golf course.
- Attached carport with internal access to kitchen and dining areas.
- All the character & charm of this home has been preserved with the home featuring high ceilings, polished timber floors.

THE SHED is every mans dream 12.m x 16.5m of useful space complete with single phase power 3 phase is just meters away if needed, storage racking, work benches and a mezzanine loft which is currently been used as a teenager retreat. The shed has 5 entries 2 x 3.8m high doors plus 3 x 3m high doors, the shed is 4.2m high to the gutter.

THE GROUNDS are manicured like the golf course across the road and feature:-

- Low maintenance & drought tolerant plantings in all the timber edged garden beds.
- 5 Fruit trees
- Fire pit with seating for at least 10 people.

**4 BED | 1 BATH | 5 CAR**

**PRICE:**

**\$335,000 Neg**

**OPEN FOR INSPECTION:**

**N/A**



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