



FOR SALE

SOLID 4-BEDROOM FAMILY HOME COMPLETE WITH A SHED

Step into this outstanding 4-bedroom family home on Miriyan Drive, where modern comfort meets convenience located with-in easy walking distance to Schools and Shopping Centres. This spacious residence sits proudly on a generous level 948.5 sqm block, offering families the perfect blend of indoor luxury and outdoor freedom.

The heart of this home showcases beautiful floorboards that flow throughout the living spaces, creating warmth and character that instantly welcomes you home. Four generous bedrooms provide ample accommodation for growing families, with built-in wardrobes ensuring everyone has their own organised retreat. The two well-appointed bathrooms cater to busy family life, while the modern kitchen comes complete with a dishwasher and new oven and cook top for effortless entertaining and daily convenience.

Property features include:

- * Large loungeroom with reverse cycle split-system A/C, ceiling fan and French door access to the rear large verandah.
- * Light-filled newly updated kitchen with 600mm electric oven with gas cooktop, dishwasher and ample cupboard space.
- * Dedicated dining area adjacent to the kitchen.
- * North-facing open-plan living area at the rear with large cedar windows and French door access to the paved entertaining area.
- * Master bedroom with neat updated ensuite and decked out walk-in-robe built-in robe and ceiling fan.
- * Three additional bedrooms with built-in robes.
- * Split System heating and cooling, gas heating plus ceiling fans.
- * Solid 1971, updated home featuring solid brick and tile construction with large Cedar windows capturing all the Northern sun.
- * Functional laundry with access to the backyard.
- * Large, paved entertaining area; ideal for family gatherings and alfresco dining.
- * Personal gate with side-access to the level private backyard.
- * Great Gazebo
- * Excellent 1.5 bay garage/workshop

4 BED | 2 BATH | 2 CAR

PRICE:

\$745,000 - \$780,000

OPEN FOR INSPECTION:

Jul 4 at 10:00am - 10:30am



Leanne Hurley

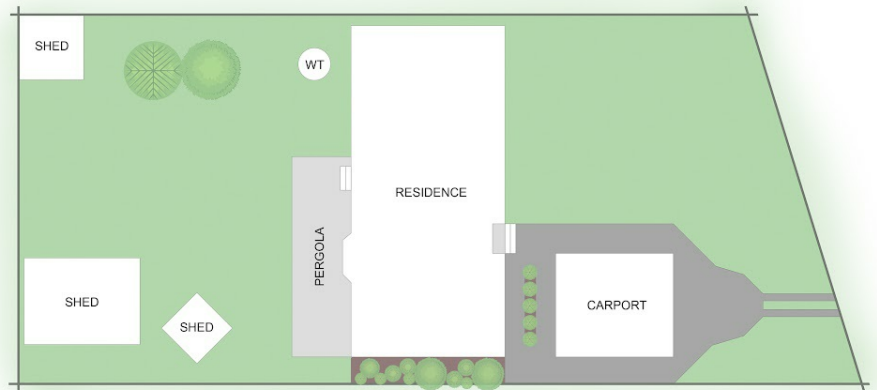
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FLOOR PLAN



SITE PLAN

16 MIRIYAN DRIVE, KELSO

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.