

## FOR SALE

### 4 BEDROOM HOME WITH RUMPUS ROOM, OFFICE, SOLAR, SHEDS, & BORE.

Positioned on an easy-care 807m2 lot, this spacious four-bedroom home offers plenty of room for the family, sheds, entertaining space, fully lockable yard, and practical extras that make everyday living easier.

The location is incredibly convenient, with St John's Lutheran School, local parkland, and Swickers, one of the region's largest employers, all within walking distance. The property is also located on the hospital power grid, providing added reliability during local power outages.

Inside, the home features a modern, spacious kitchen with plenty of storage and rainwater connected to the kitchen sink. The air-conditioned lounge provides a comfortable central living space, while the separate air-conditioned rumpus room offers additional room for the kids, a home office, games room, or second living area.

Outdoor areas feature a tiled, undercover entertaining area and the convenience of a second toilet. The powered double lock-up shed includes ceiling fans and electric garage door openers, with an additional carport providing even more covered parking.

A bore delivers approximately 1,000 gallons per hour and is piped throughout the property, allowing you to maintain the gardens without paying for and relying on excessive town water usage. There's also a shade house for plant lovers.

Key features include:

- 807m2 of land
- Four bedrooms
- Three bedrooms with air conditioning
- All bedrooms with ceiling fans and built-in robes
- Air-conditioned lounge room
- Separate air-conditioned rumpus room and office
- Modern, spacious kitchen
- Rainwater connected to the kitchen sink
- Good-sized bathroom with separate shower and bathtub

4 BED | 1 BATH | 4 CAR

#### PRICE:

Price Guide: \$620,000 - \$635,000 -  
Contact Julian

#### OPEN FOR INSPECTION:

N/A

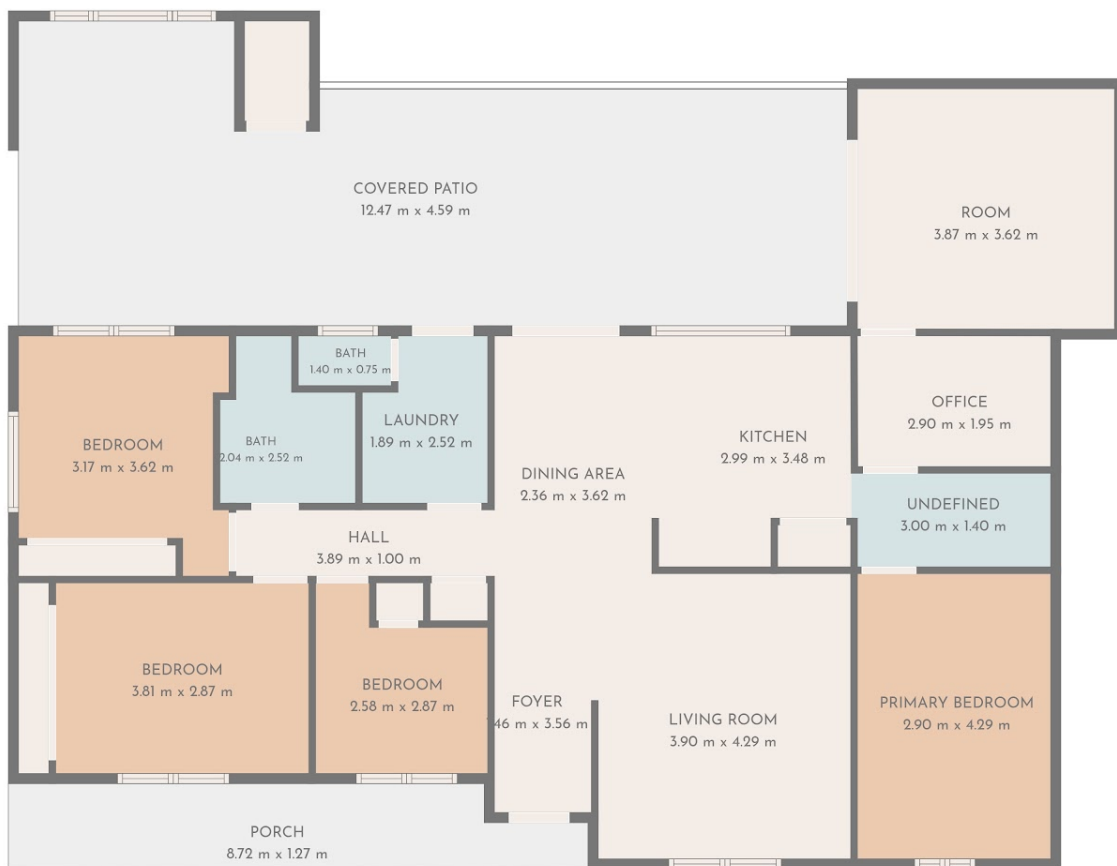


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**TOTAL: 128 m2**

1st floor: 128 m2

EXCLUDED AREAS: COVERED PATIO: 47 m2, PORCH: 10 m2, WALLS: 10 m2

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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.