



FOR SALE

BRAND NEW • 4 BEDROOMS • 4 ENSUITES • DESIGNED FOR OUTSTANDING RENTAL POTENTIAL

Brand new, highly efficient and cleverly designed with investment performance front of mind, this impressive 152m² home presents a rare opportunity to secure a purpose-designed property offering four bedrooms, four private ensuites and an exceptional level of individual amenity.

Built from the ground up as a modern, comfortable and low-maintenance home, the property features full insulation to the walls, floors and ceilings together with double-glazed windows throughout, helping provide excellent year-round comfort and energy efficiency.

At the heart of the home is an exceptionally generous open-plan lounge and dining area, providing plenty of space to relax, dine and entertain without compromising the privacy of the individual bedrooms.

All four bedrooms enjoy a sunny northerly aspect and have been thoughtfully designed almost as private suites. Each features its own ensuite bathroom, individual reverse-cycle heat pump and direct external access to the expansive north-facing deck.

The large deck provides a fantastic extension of the living space and takes advantage of the home's sunny orientation and views across the River Derwent.

Privacy has also been given particular consideration. Each of the four bedrooms incorporates a masonry wall, helping reduce sound transfer and creating a quieter, more comfortable environment throughout the home.

Further enhancing its investment credentials is a clever hot-water system incorporating heat-pump technology together with individual hot-water provision for each ensuite bedroom. Combined with individual room heating and cooling, the design gives occupants greater independence and control over their own living environment.

Designed With Investment Returns in Mind

4 BED | 4 BATH | 3 CAR

PRICE:

Offers over \$815,000

OPEN FOR INSPECTION:

Sep 5 at 2:30pm - 3:00pm



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House area: 150 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

@realty

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.