



FOR SALE

CHARACTER, SPACE & FLEXIBILITY

Combining warm timber floors, generous living spaces and leafy gardens, this inviting home offers a versatile floor plan to suit your family's needs.

Currently configured as two bedrooms, the layout offers options for three or four. The owners have converted the original third bedroom into a spacious walk-in robe, while the downstairs rumpus provides another potential bedroom option.

Upstairs, the living room opens onto a front balcony, with a separate dining room adjoining the kitchen. Downstairs offers a large rumpus with bar, additional bathroom facilities, a double garage and substantial storage.

Outside, the covered entertaining area overlooks established gardens, creating a welcoming setting for weekend gatherings or a quiet morning coffee.

Features include:

- Flexible layout with options for two, three or four bedrooms
- Master bedroom with ensuite
- Original third bedroom currently used as a spacious walk-in robe
- Large downstairs rumpus with potential for additional bedroom accommodation
- Generous upstairs living area and separate dining room
- Timber floors and character throughout
- Main bathroom with bathtub, plus downstairs shower and toilet
- Front balcony and covered outdoor entertaining area
- Leafy gardens with lawn and winding pathways
- Double garage and separate storage area
- Rooftop solar panels

Contact Brad Barker at @realty to arrange your inspection.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when

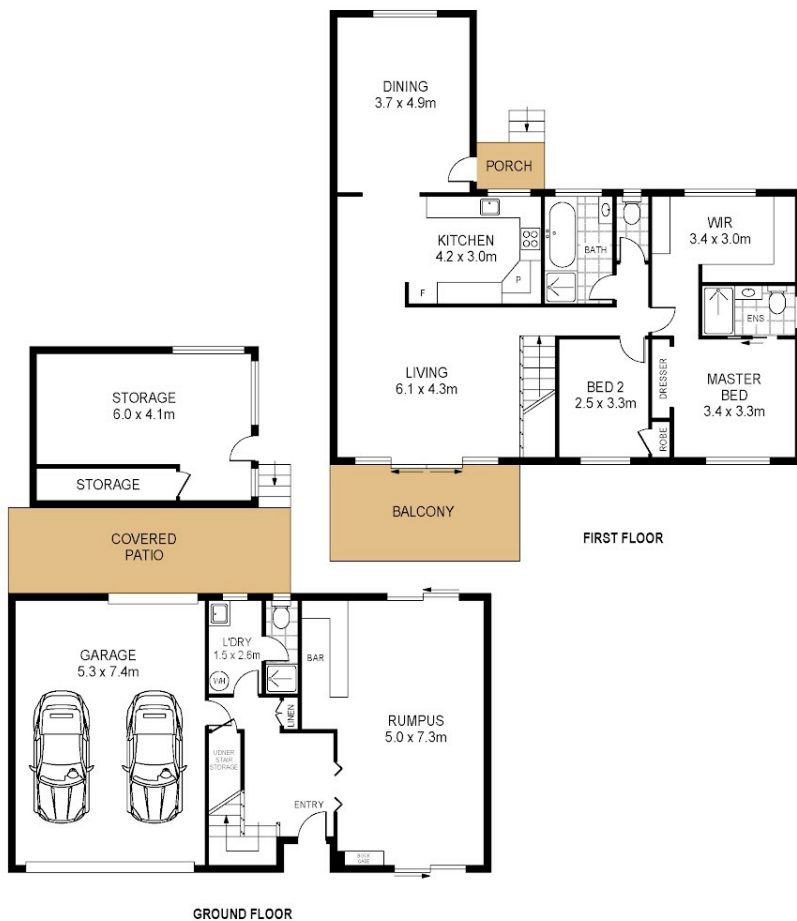
3 BED | 3 BATH | 2 CAR

PRICE:
Just Listed

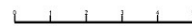
OPEN FOR INSPECTION:
Oct 17 at 12:00pm - 12:30pm



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113 Winbin Crescent
Gwandalan



Total Internal Floor Area: 214 sqm

Storage: 25 sqm

Scale in metres indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



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.

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