

ADDRESS UPON REQUEST



FOR SALE

EXTRA SPACE FOR THE FAMILY, ROOM FOR THE TOYS, AND 13.5KW OF SOLAR

Whether you need a home for the boat, a workshop with real power, or simply a house where everyone gets their own space, 45 Cornforth Crescent has you covered.

This 2022 built brick home sits behind high fencing on a flat 711 m2 lot in a predominantly owner-occupied part of Kirkwood, and features a convenient double garage, a massive 9.5 x 9 m workshop shed with three phase power, and 13.5kW of solar already on the roof.

The heart of the home is the open plan kitchen, dining, and living area. The kitchen is finished in black cabinetry, with an island bench at its centre and space for a double fridge, so there's room to cook and room to gather.

When the family wants to spread out, there's a separate media room off the open plan area for movie nights, and an office for homework or working from home. Split system air conditioning and ceiling fans run through the home keeping you cool during those CQ summers, and with so much solar on the roof it's likely you can run the AC to your heart's content.

There are four good sized bedrooms in total, all with built ins, and the master bedroom has its own ensuite and a walk in robe. The family bathroom has everyday needs covered with a shower and bath, while the separate toilet is conveniently tucked away.

Outside, the covered alfresco is the spot for weekend barbecues and long lunches with friends. The yard is fenced, with hardly any mowing to do, and side access runs straight down to the shed.

And then there's the shed. At 9.5 x 9 m, with a 4 m high skillion roof and a 3.5 m front door opening, it's made for boats, trailers, and weekend projects. It has 3 phase power for the bigger tools.

The 13.5kW solar system runs through a battery ready inverter, and the panels can go up to 15kW if you add a battery, so it's ready to grow with you.

This one is sure to tick lots of boxes for people searching for a modern brick home in CQ. The

0 BED | 0 BATH | 0 CAR

PRICE:

Offers from \$850,000 considered

OPEN FOR INSPECTION:

N/A



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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.