



Makes More Possible...



1 Sample Street

Immaculate Home

Impressive Location



Modern interiors and intelligent use of space and quality finishes make this a 'must see' home for the discerning home buyer.

Quietly positioned on a large established tree studded block, features include four spacious bedrooms, walk in robe and ensuite off the main, a formal lounge room, separate dining room, superb north facing family room off the modern kitchen which opens onto a private alfresco area overlooking a private rear yard setting.

There is ducted reverse cycle air conditioning, a double garage under roof, workshop with annex, park like lawns and gardens with side access to rear yard and room for the van.

Web ID 6377795
Sales Person

Offers Over \$430,000



Property Factsheet

Age	9 Years	
Construction	Brick Veneer with Colour Bond Roof	
Bedroom One	5.18m x 4.41m	Walk in robe, en suite
Bedroom Two	3.50m x 3.00m	B. in robe
Bedroom Three	3.00m x 3.00m	B. in robe
Bedroom Four	4.09m x 3.00m	B. in robe
Lounge	5.74m x 4.00m	
Dining	4.15m x 3.20m	
Kitchen	4.20m x 2.70m	Wall oven, hot plates, pantry, dishwasher, range hood, breakfast bar
Meals Area	4.00m x 2.70m	
Family Room	5.82m x 5.25m	
Bathroom		Shower recess, bathtub, vanity, tastic, separate WC
Laundry		Single tub, b.in storage
Garage	6.90m x 6.22m	Remote controlled door
Tiled Pergola	7.18m x 3.01m	
Shed	7.00m x 4.00m	Power, 2 annexes

Other Features

Tiled entry foyer and hallway, tiled in kitchen and family room, matching carpet throughout, ceiling insulation, ducted R/C A/C, timber blinds, tiled front porch, tiled alfresco area at rear, freestanding shed with 2 annexes, van pad at side of home, solar roof panels, paved driveway, colour bond boundary fencing with privacy lattice work

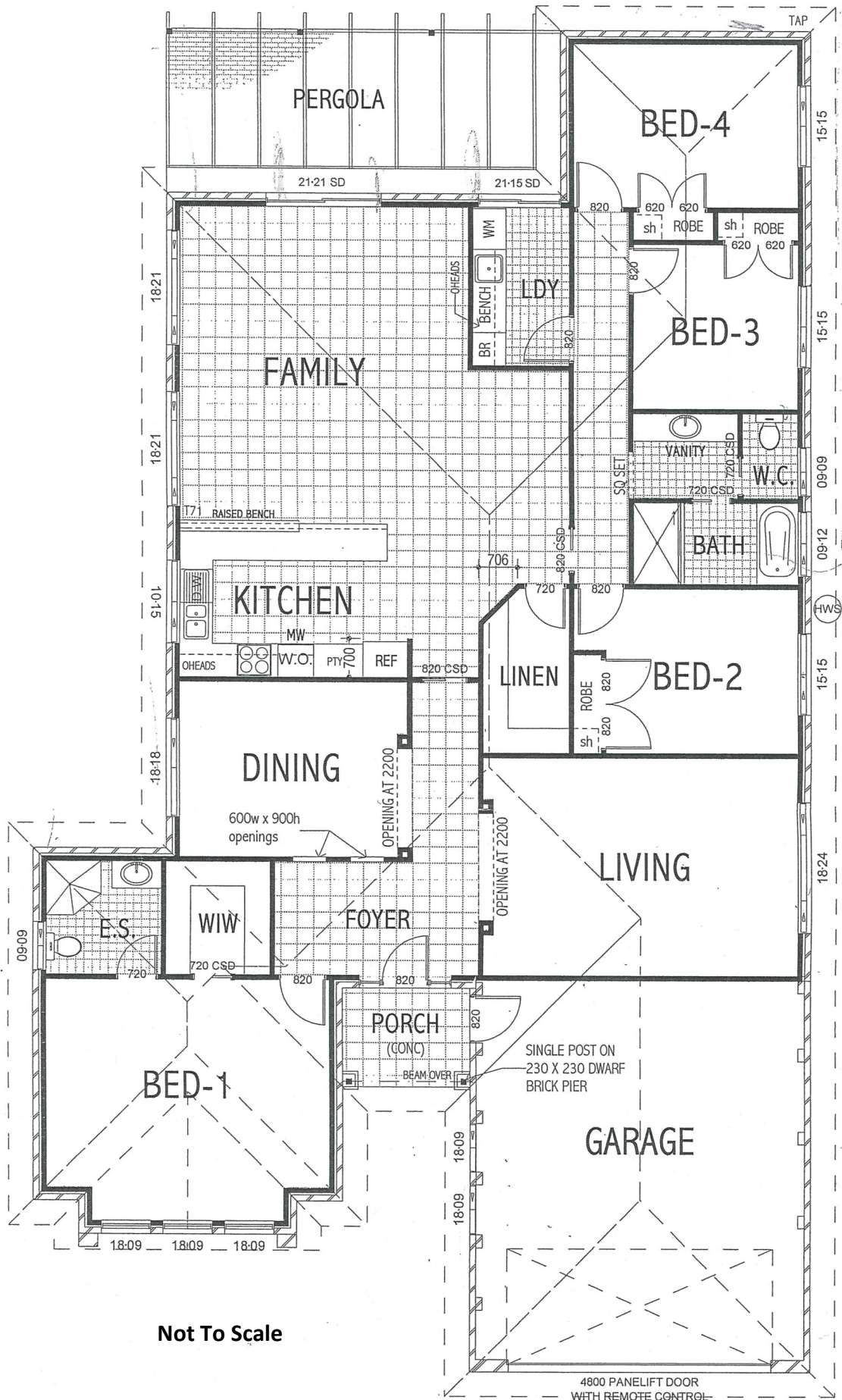
Land Details

Zoning	R2 Low Density Residential
Lot No./DP	Lot 701 in DP 1044386
Rates	\$2,631.98
Area	998.0 M2

Inclusions

Blinds, built in wardrobes, insect screens, stove, range hood, dishwasher, fixed floor coverings, blinds, curtains, light fittings, TV aerial, clothes line, air conditioner, alarm, shed.

The information contained in this brochure is not based on any independent enquiries or knowledge of the agents and the vendor & agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed and prospective purchasers should make their own judgement as to these matters.



Not To Scale

