



SALE

**Luxury, Style
& Modern
Sophistication
with Wheelchair
Access !**



4



3



2



2

Thoughtfully designed interiors & wheelchair accessibility perfectly blend luxury & functionality to create this ultimate 4 bedroom family home.

Enter through a grand entrance with soaring glass windows.

A gourmet kitchen featuring waterfall stone island bench, 900mm gas cooktop & oven, integrated filtered tap, full Butler's Pantry with dishwasher & expansive storage.

Spacious open-plan living flows to the outside alfresco & BBQ area, perfect for indoor-outdoor lifestyle.

Wheelchair access to the generous ground floor 4th bedroom with built-in robes, ceiling fan & direct access to the lux two-way bathroom.

Upstairs is a 2nd living area, complemented by a wall of sleek storage cabinetry, laundry chute & a family bathroom with floating vanity, full bath, sep. shower & WC.

The master boasts a walk-through robe & private ensuite; Bedrooms 2 & 3 offer walk-in robes & ceiling fans

Ducted RC AC & premium timber-look vinyl flooring throughout, offering a soft, quiet underfoot experience.

Low-maintenance gardens & alfresco BBQ area complete with plumbed gas point. Rear & side fencing fitted with cat rollers, creating a secure, pet-friendly haven.

Double garage under main roof with internal access + driveway parking.



GROUND FLOOR



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.



UPPER FLOOR



Scan the QR Code
for Property Details



Produced by The Fotabase Group

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REAL ESTATE



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WE KNOW YOU WILL LOVE THE:

- 4 Bedrooms - 4th Wheelchair friendly downstairs
- 3 Modern Bathrooms
- 2 Spacious Living Areas
- Gourmet Kitchen & Butler's Pantry
- Under-stair Study Nook
- Ducted RC AC
- Elegant Plantation Shutters
- Alfresco Entertaining with plumbed BBQ Gas Point
- Laundry Chute & Linen Storage
- Secure Double Garage with internal access
- Solar Panels & Battery Storage

SPECIFICATIONS

CT	6157/782
Built	2017
Council	Charles Sturt
Rates	\$452.85pq
Water	\$229.80pq
ESL	\$184.80pa
Land	300sqm

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