



STUNNING EXECUTIVE HOME & SEPARATE GRANNY FLAT

SELDOM SEEN & TO MARKET – First time for sale in over twenty years. A distinctive dual residence / family orientated property with commanding aspect & appeal. With street presence the main home copious in area, executive in style being meticulously presented throughout with luxurious free flowing layout allowing all elements to blend perfectly. Over two levels, formal lounge with fireplace, study / extra dining area, informal living as well as beaut sunroom with bay window features overlooking delightful gardens, paved entertaining area, pitched pergola, (6) person spa gazebo area also with pizza oven for extra measure. Fixtures & fittings are topnotch with blended NZ wool carpet, beautiful chandelier & mood lighting, feature brickwork, winding staircase, air conditioning for comfort. All bedrooms are spacious with built ins, master suite with en-suite & excellent separation with views over leafy gardens. The whole home has been definitively styled by renowned professional interior designer.

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Price	SOLD for \$1,237,500
Property Type	Residential
Property ID	1064
Land Area	759 m2
Agent Details	
David Goulding – 0416 042 086	
Office Details	
Reside	
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POINT of IMPACT – The kitchen is bespoke with stone bench tops allowing culinary inspiration for the whole family, being a beautiful area to bring the family together. The ambience shines through in all areas & is beautiful to behold.

REQUIRE EXTRA ACCOMMODATION? or EXTRA RENTAL INCOME?

GRANNY FLAT CAPACITY – This dynamic property benefits from a substantial self contained single storey granny flat, separate private access point consisting of large living, open plan dining area, separate kitchen & spacious lounge also overlooking relaxing gardens, three way bathroom plus separate laundry. The block also with extra capacity workshop facilities with rear access point ideal for hobby, music room or the like.

Locality & points of importance GREEN VALLEY & the proximity / position offers diverse community facilities, school, religious & daycare solutions, a multitude of commerce nearby with ease of access to vibrant City of Liverpool.

IN SUMMARY – ONE OF THE CHOICEST PROPERTIES CURRENTLY ON THE MARKET – GET IN QUICK & MAKE THIS YOUR NEW ADDRESS.

Contact David Goulding on 0416 042 086.

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