



Cleverly Designed Contemporary Open Plan With Tennis Court

Contact Agent

Wow! What a package! The ultimate family home to cater for younger or older children, and a bonus huge granny flat, retreat, studio or office. All of the main living area is sited at ground level and the house flows perfectly from the gorgeous large granite kitchen and living areas with high ceilings which open to the entertainment patio, pool and tennis court.

This home will suit a range of buyers, from the medium to larger family, work-from-homers to the seekers of a large block, and of course the tennis court buff!

Situated high on the hill this property has the perfect northerly aspect out to the Mt. Coot-tha reserve.

This is a twelve year old property which has just been freshly painted inside and out and newly carpeted ready for the new owners.

This is a rare offering so mark this property Must See!!

Features include:

- . The central focus is the unique curved-bench granite kitchen which commands a view of the living areas, patio, pool and court. Mum can keep an eye on the kids at all times from here.
- . High raked ceilings in the kitchen, family and formal rooms.
- . The generous tiled family room has a bar area which also services the patio via a servery.
- . Slightly raised elegant carpeted lounge dining room.
- . Cleverly designed kids TV room which also adjoins the kitchen but at the rear, and also acts as a perfect study/homework area - the room adjoins the

three childrens bedrooms.

. Four built-in bedrooms in all plus study/nursery next to the main bedroom.

. Luxurious and large tiled ensuite and walk-in-robe.

. The living areas open to a paved and covered patio on the northern side which adjoins the pool and the north-south oriented easy-care synthetic grass tennis court with night lights.

. For young families this is also a boon for kids to use as a play area

. Very large tiled granny flat downstairs with a designated bed area, bar/kitchenette, living dining and bathroom. This is fairly open-plan and would make for an ideal office/offices,

. Adjoining this is a large 4 car lockup garage with a huge 40 sq.m.storage area.

. The house is fully air conditioned through a combination of ducting plus three other separate units.

. 5000 litre water tank at the rear.

. The whole property is sited on a 1,508sqm block and is just one property removed from bordering parkland. However, because the house is built at the rear of the property and the neighbours right at the front, there are leafy views and privacy over the park.