

## Perfectly positioned and presented 4 bedroom home!

Price : SOLD

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Houses like this do not come along very often! A stylish four bedroom home with an inground pool and many more features has just come onto the market. Situated in a quiet street, it's safe to say this home has it all.

This large four bedroom home consists of two larger sized bedrooms, which both have large built in wardrobes, reverse cycle air-conditioning, evaporative cooling and floor boards throughout. The other two bedrooms are still large in size and have ducted evaporative cooling, floor boards and a beautiful view looking out into the pool area. There is also an office area that joins the main bedroom, which could easily be turned into a 5th bedroom.

The large bathroom is beautifully designed with a lovely white vanity, large spa bath, toilet and plenty of room for a large family.

The home boasts a large modern kitchen with natural light, brick flooring, double stainless steel sink, 4 burner electric stove, dishwasher and an abundance of cupboard space. The kitchen also offers a convenient breakfast bar area.

A spacious living area adjoins the kitchen, offering ample space for a lounge room section and also plenty of room to have a large dining table closer to the kitchen area. This area has a reverse cycle air-conditioner and a large wood heater to ensure comfort all year round.

Once you step out into the back yard you will find a lovely under cover verandah area that wraps around the back of the house, there is a large BBQ area and also plenty of entertaining space. From this space you look out onto the beautifully grassed back yard which has a developed garden and chicken coop area wrapped around the fence line.

At the rear of the yard there is a 10m x 7 m concreted floored shed, which has power and a large roller door which opens up to allow rear lane access. There is a 3000L slim line tank located off the shed which will ensure you always have rainwater to drink.

The gem of the back yard is definitely the pool area, this area offers a lovely 10m x 4 m pool, with two deck areas. One being in the sun offering a beautiful space to sunbathe, and the other is under a large undercover area, which offer shade throughout the day for the entertaining area and also covers some of the pool so you can still use the pool in the middle of the summer!

The house also has a lockup carport at the front of the house, with an electric roller door, which adjoins onto the laundry room and toilet next to that. To help keep the energy costs down the house also has solar hot water.

Move in and enjoy this resort style living right here in Bourke! Call for an inspection, you will be glad you did!

Inspection by appointment only.

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.



Representative

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