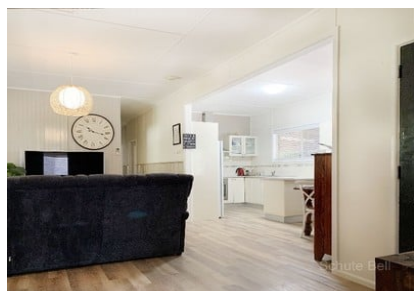


## Chill off in your own private pool

Price : SOLD

3 1 2



## Inspections by appointment only

Please contact the agent for a private inspection



Here it is! A stylish 3 bedroom home on a large block with an inground pool and many features has just come onto the market. Situated in a quiet street, it's safe to say this home has it all. Before you even step through the front door, you will be impressed with the magnificent lawns and gardens. This remarkable, light and airy home includes ducted evaporative air-conditioning, large Fire place and split system air-conditioning which allows for year round comfort.

The large main bedroom has carpet flooring and ducted evaporative cooling. The second and third bedroom also have carpeted flooring, the second bedroom has large built in wardrobes, and the third bedroom has its own split system air-conditioning and also has its own private sun room area which looks out to the pristine pool area!

The home boasts a large modern kitchen with natural light, floating floor boards, single stainless steel sink, electric hot plates, stainless steel range hood, electric oven and an abundance of cupboard space.

The dining area is connected to the kitchen adding convenience and open plan living to this space, this also has a large split system servicing this area.

Flowing from the dining area is the open plan spacious lounge room, with floating floorboards throughout, ducted evaporative cooling, split system air-conditioning and also a large wood fire place ensuring this area is kept comfortable all year round.

The bathroom is centrally located offering a spacious shower and lovely vanity, the toilet is conveniently located at the rear of the house in the laundry. The laundry has great storage space and is large in size and also has a double concrete sink.

At the rear of the home is a second sunroom, great space to be able to clean off and leave your towels after a day outside in the pool!

The large backyard complements the home perfectly. Two great uncover entertainment areas cater to the needs of the most astute entertainer. The first entertaining area has brick pavers and is surrounded by a lovely developed garden and would be a perfect area to sit around and watch sports on the outside TV. The second undercover area has a BBQ area set up and this would be perfect to turn into your own personal bar.

But wait there is more!

There is a large concreted shed located at the back of the yard, which has power and ample shelving throughout and when you walk through the back door you will be pleasantly surprised to find two more sheds at the very back of the yard, one has been used as a stable before and the other is perfect for a carport area, and with rear lane access this is a great space to park your second car in!

In the back yard there is also a chicken coop area and also a large green house area for those with a green thumb, there is a 3000L rain water tank off the house with a filtering system connected and to keep the power cost down there is 7kw of solar installed as well.

We have kept the best till last, the perfectly landscaped pool area! Located in the middle of the back yard, this will be the spot you will spend nearly all your spare time in or around! It is your own piece of paradise with a beautiful hedge around the pool fence and with the developed garden which has lovely palm trees surrounding the other side giving the feeling that you are in your own private oasis. There is also a lovely Straw hut to provide a nice shaded area as well.

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

Expected rental estimate is \$320 pw

Inspection by appointment only

This information has been obtained from our vendors 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

Property ID 5228345



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