



### **WILLIAMSTOWN - Family Features**

\$479,950

Set on 999m<sup>2</sup> and designed to take advantage of the serene views of the established garden, pool and local reserve, this 4 bedroom home is sure to appeal!

Upon entry, you are greeted by double doors opening into the home theatre/formal lounge, as well as the timber stair case (to the upper level) and the main passage that leads to the open-plan family room and dining area which is overlooked by the spacious kitchen - featuring walk-in pantry, modern stainless steel appliances, and views of the pool and local reserve. There is also a bar area that has plenty of room for the beer fridge, and a 3rd toilet with vanity alongside a double laundry with built-in cupboards.

Upstairs offers 4 large bedrooms, master bedroom with large walk in robe and ensuite, the second bedroom also has a walk-in robe and sitting/desk space, and remaining bedrooms have built-in robes. There is also a third living area opposite bedroom 1, which could easily be used as a parents retreat or kids play area.

Ducted air-conditioning and a large wood heater service the whole home along with ceiling fans throughout.

What a perfect summer retreat!

Call to arrange your private viewing at a time to suit.

### **Upcoming Inspections**

Inspect by appointment, contact agent.

### **Land Size**

999 m<sup>2</sup>

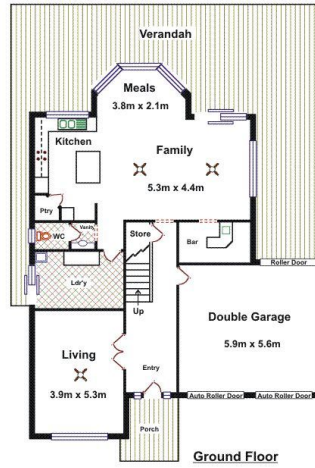
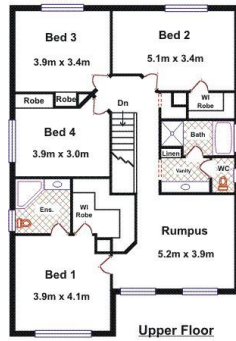
### **Kies Real Estate**

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Area	M <sup>2</sup>
Ground Floor	114.91
Upper Floor	126.83
Garage	37.50
Verandah	78.79
Porch	5.34
<b>Total Approx</b>	<b>363.37</b>



Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agents can accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

