



## LYNDOCH - High Quality, Low Maintenance

\$349,950

Ideally located in a quiet private cul-de-sac this 3 year old executive home offers all the charm of a yesteryear cottage with high ceilings, ornate cornices, wide formal entrance and front verandah, whilst boasting all the modern necessities.

The master bedroom is complete with ensuite with his-and-her vanities and double shower, together with a stunning built-in wardrobe and split system it is both comfortable and luxurious. Bedrooms 2 and 3 are of equally generous proportions and are too complete with wardrobes.

The heart of the home is the huge family/living area which has access to the outdoor entertaining area and low maintenance garden, and features a cozy slow combustion heater one end, and a second efficient split system at the other.

The stunning country-style kitchen will satisfy any avid chef, with 900mm oven, convection hotplates, stainless steel range hood, and dishwasher. The timber benchtops feature throughout the home as does the crisp white cabinetry and LED lighting.

This truly is a superb home that is sure to impress the most fastidious of buyers with its clean lines and perfect location. Inspection is by appointment, call today to arrange a time to suit ? it will not disappoint.

RLA 249396

## Upcoming Inspections

Inspect by appointment, contact agent.

## Land Size

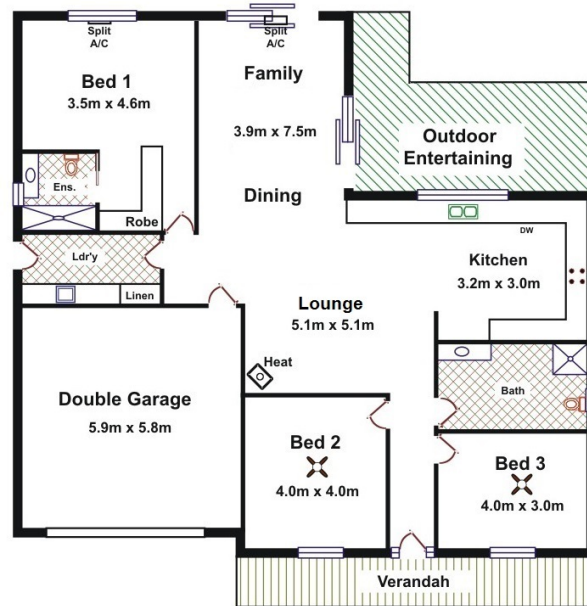
379 m2

## Kies Real Estate

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| Area                | M <sup>2</sup> |
|---------------------|----------------|
| Living              | 150.28         |
| Garage              | 37.21          |
| Verandah            | 12.58          |
| <b>Total Approx</b> | <b>200.07</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 Agent 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.

