



## COCKATOO VALLEY - Meticulously Established and Maintained

\$578,850

Set on almost 2.5 Acres (9600m<sup>2</sup>) of pristine park-like grounds sits this wonderful home offering 3 double sized bedrooms plus office/4th bedroom. Meticulously established and maintained the home offers ensuite and walk-in robe to the main bedroom, spacious living areas comprising of formal lounge with formal dining if desired, open family/dine area which is overlooked by the sparkling modern kitchen, and a third living or games room. The main bathroom boasts a corner spa bath and as to be expected all fixtures and fittings throughout are of a high standard - with reverse cycle ducted throughout your year round comfort in guaranteed together with slow combustion heating and split system heating and cooling too!!

Outside the wonderful gardens may be appreciated from the large pergola - ideal for summer entertaining, there is also a single garage, a superb 40x20 workshop and other sundry shedding including a chook shed!! With 25,000L of rainwater storage and a glorious 6.2kw solar system this amazing property wants for nothing, if you are considering buying or building in the Cockatoo Valley area or surrounds, do not decide anything until you have inspected this truly delightful property: - offering location and lifestyle.

Inspection is by appointment and is sure to impress, call to arrange a time to suit.

RLA 249396

## Upcoming Inspections

Inspect by appointment, contact agent.

## Land Size

2.5 m<sup>2</sup>

## Kies Real Estate

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