








# SUBSTANTIAL FAMILY HOME ON SPACIOUS BLOCK

4 2 2 1,000m2

This quality home with 9ft ceilings was built by a premium local builder and sits in Moody Estate, the best location in Balaklava, with parkland views from the open plan living areas and patio. The ultimate family haven features four well-sized bedrooms, all with ceiling fans. At the front of the house is a master bedroom with a walk-in wardrobe and an ensuite. The main bathroom has a three-way layout and a luxurious corner spa.

The generous formal lounge/dining room at the front of the house connects seamlessly with the large open plan living area, which has views across the back lawn and towards the Wakefield River. The galley style kitchen includes a large walk-in pantry and there is ample storage throughout the home.

The home is complemented by a 2.64kW solar system (with LG panels), modern 310L heat pump hot water service, and a 50,000L rainwater tank, which is plumbed to the house as an alternative to the mains water supply. Ducted evaporative and reverse cycle air conditioning systems provide comfort throughout the home.

An exceptionally large double garage with electric roller doors is provided under the main roof with secure internal connection to the home. At the rear

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 11051 |
| **Land Area** | 1,000 m2 |
| **Floor Area** | 360 m2 |

## Agent Details

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of the property is a 6m x 7m shed with power and concrete flooring, providing the opportunity for a workshop or further storage.  Three phase power is already connected to the property.  The expansive outdoor entertaining space with brick pavements and well-established gardens adds to the low-maintenance living experience. This all sits on a generous 1000sqm block in a quiet and relaxing location.

* Denotes approximate
RLA228106

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