

Under contract



16 Allan Street, Crystal Brook



## Spacious Family Living with Modern Comforts & Large Shed

This beautifully appointed Kaelish-built home, completed in 2011, offers a spacious and practical layout suited to modern family living. Combining comfort and functionality, it provides ample room for both everyday life and entertaining.

The thoughtfully designed floorplan features formal living and dining areas at the front of the home, flowing through to a generous open-plan living space. The kitchen is well-equipped with electric appliances, including an oven, cooktop, and dishwasher, and is complemented by a large walk-in pantry.

The spacious master bedroom includes a walk-in wardrobe and a private ensuite with corner spa, shower, vanity, and toilet. Additional 3 bedrooms are all well-sized and complete with built-in wardrobes and ceiling fans.

A three-way main bathroom enhances functionality, offering a separate vanity area, a wet room with shower and bath, and a separate toilet. The laundry is spacious and practical, with under-bench cupboards, a stainless steel wash trough, and extensive built-in storage.

Outside, a large tiled entertaining area provides a versatile space for year-

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<b>Price</b>	\$775,000
<b>Property Type</b>	Residential
<b>Property ID</b>	12207
<b>Land Area</b>	974 m <sup>2</sup>

### Agent Details

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### Office Details

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round use. The 12.1m x 9m\* shed, complete with concrete flooring, roller door access, and power, is ideal for storage, trades, or hobbies. The yard also includes established fruit trees including peach, apricot and nectarine, a garden shed, shade house, and secure fencing.

Additional features include:

- 2.93kW\* solar system for improved energy efficiency
- Ducted reverse-cycle air conditioning throughout for year-round comfort
- Electric roller shutters to the master bedroom and formal living/dining areas, enhancing privacy, security, and climate control
- Well-planned storage throughout, including built-in hallway cupboards, a bathroom linen cupboard, extensive laundry storage, and wardrobes in all bedrooms
- Double garage under the main roof
- Electric hot water system
- Two x 22,500L\* rainwater tanks connected to the home

Land Size: 975m<sup>2</sup>\*

RLA228106

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