







One of Roxbys Finest Gardens ** PRICE REDUCTION**

We all know this home by its famous lush green 2 tiered lawn, one of Roxby?s finest gardens. If the owner?s have this much pride in the garden imagine the rest that is on offer.

Inside has been renovated with a new modern master bedroom with feature wall, en-suite and WIR with a sliding door to the front yard. The living area overlooks the beautiful front garden. It is tiled with large tiles laid on the diagonal which assists with opening the area up. These tiles continue thru to the passage, kitchen, dining and master bedroom. There are lovely light fittings and drapes with a roller shutter to assist in keeping this area private and cool. There is a ceiling fan, ducted evaporative cooling and a reverse cycle ?Daikin? refrigerated split system in the new master bedroom that comfortably cools and heats the living area.

The kitchen has been upgraded and has plenty of cupboard space, gas oven, dishwasher and above all, room to move. The dining opens out onto the paved entertainment area with gabled roof line which provides much greater airflow and makes entertaining more pleasant in summer.

Adjacent is the crystal clear pool, which your family will love and is secured by

4 2 3

Price	SOLD
Property Type	Residential
Property ID	27

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pool fencing. There are 2 garden sheds for storage, rear gate access to the yard, extensive undercover car parking space for at least 3 cars with block out adjustable blinds to protect your cars from the harsh weather, furthermore offers great protection to the home.

The other 3 bedrooms are also protected by exterior blinds the bedrooms are located together via the passage way and all have new modern carpet & BIR?s. Main bathroom and toilet are nearby with linen cupboard and laundry. There is an additional linen cupboard in the master bedroom for further storage.

The home has been repainted throughout and is in absolutely immaculate condition. With the positioning of this home on the block and the owners touch you will hardly experience what Roxby?s climate is all about.

NEW MASTER BEDROOM WITH MODERN EN-SUITE, POOL, ENTERTAINMENT AREA

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