

Sold



32 Barbarigo Bend, Aveley



## THE VIEWS AND THE LOCATION ARE JUST THE BEGINNING

You will be the envy of all your family and friends when you invite them to your beautiful new home.

Imagine their faces as they arrive and see the stunning elevation of your two-storey home and when they look across at your fabulous view of the park. That's before they even get inside!!!

When you greet, they will be impressed by the quality floor tiles and the high ceilings, the cool comfort of the air-conditioning and by the stunning architectural features of this lovely home.

Your main living area is perfect for family life, spacious and relaxing, overlooking your parkland views and flowing beautifully into the outdoor entertaining area.

The kitchen is the heart of the home, *and what a heart!* Corian bench-tops, 5 burner gas cooktop with a Wok burner, big 900mm oven with room enough to cook for all your family and visitors. Easy clean, stylish glass splash-back and a glass canopy range-hood add practical quality, together with the dishwasher.

The kitchen overlooks the dining and living room keeping you in touch and able to watch the children whilst you cook up a storm.

This main living area flows into the under main roof patio which has been fully enclosed with double glazing, making it a perfect all year-round spot to relax and enjoy the garden, whether it is fully open in the summer or warm

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	15093
<b>Land Area</b>	429 m <sup>2</sup>

### Agent Details

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and cosy in the winter creating another living area.

Outside is pretty and practical, paving and lawn, somewhere to play, something to see.

The master suite is situated at the front of the home and it will not disappoint. You have a big room overlooking the park views, a quality ensuite with double vanity and shower with a separate WC, the walk-in robe is well fitted to provide a place for everything.

The minor bedrooms are to the rear of the home and have built in robes and are served by the family bathroom which maintains the same high standard of finishes.

This hall-way also leads to the laundry with a huge walk in store room to organise all your family's needs. From here you can access the oversized extra high double garage. Providing you safe, dry access to your home, no matter what the weather.

Upstairs reveals another stunning living area, a Media room or the perfect spot to curl up with a book. (This is now furnished as a bedroom). Your guests will love to join you for drinks on your balcony overlooking the park and with views to the Hills.

There is also a powder room on this level is and sharing your views, a study.

The kitchenette provides for all your entertaining needs, or just makes drinks and snacks easy on family movie night or that well deserved coffee when you're working in the study.

This home has so much to offer you need to come and see it for yourself.

Some of the extensive list of features include:

- Extra high, extra wide double remote garage
- Additional parking to the side of the home
- Alarm system with CCTV security cameras
- Ducted evaporative air-conditioning
- 2 x additional split system reverse cycle air conditioners
- High feature ceilings
- 429 square metre block

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*