



13 Tranquil Place, Alstonville

## Showstopper Home in a Tranquil Place

This quality built, contemporary home is located in a desirably tranquil cul-de-sac location within the much sought after, prestigious Panorama Park Estate which overlooks farmland offering rural views. Set on a generous 1000sqm block, the property has an extra large backyard with plenty of space for a pool ... and the bonus here is the excellent side access to a single garage shed offering a great place to park your van or boat!

The home has a modern feel and timeless style with neutral colour tones, down-lighting throughout, low maintenance tiled floors and quality finishes throughout. This is a great design for those who like open plan living with a private outlook.

The floor plan encompasses 3 spacious bedrooms plus study (potential 4th bedroom), 2 bathrooms, rumpus/media room, large open plan kitchen/dining/family room, internal laundry, double remote panel-lift garage door plus a large, North facing covered patio for outdoor alfresco entertainment.

The kitchen is the hub of the home with 'Caesarstone' bench-tops, ceramic tiled splash-back, plenty of cupboards and drawers for

3 2 2

### AUCTION

Please Call

### AGENTS

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### AGENCY

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storage, large walk-thru "Butlers Pantry", stainless steel appliances, gas cook-top, dishwasher and large fridge space (Fridge included).

The master bedroom is king-sized and offers a private space for parents to retreat with air-conditioner plus ceiling fan, walk-in robe and open en-suite with double vanity basins plus separate toilet.

Extra features include:

- High ceilings give a spacious feel throughout home
- All bedrooms have built-in robes & ceiling fans
- Stone bench tops to kitchen, both bathrooms & laundry
- Reverse-cycle air-conditioning to main living room
- Fully fenced back-yard with Colorbond fencing
- Energy saving instant gas hot-water system
- Rain water tank for garden use
- Lots of storage plus extra large linen cupboard
- Extra-large double garage with remote panel lift door
- Low maintenance gardens and terraced backyard landscaping
- Fully fenced back yard with excellent side access
- Large, Colorbond shed with extra storage room

This home will impress on first inspection!

Arrange an appointment to view today with exclusive agents Michele Wallace and Richard Campbell.

## MORE DETAILS

|               |   |
|---------------|---|
| Property ID   | 16Q2F55   |
| Property Type | House   |
| Land Area     | 1000 m2   |
| Including     | Ensuite<br>Study<br>Air Conditioning<br>Toilets (2)<br>Dishwasher<br>Outdoor Entertaining<br>Workshop<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage<br>Water Tank<br>Looks out onto Farmland |

### Michele Wallace 0413 686 913

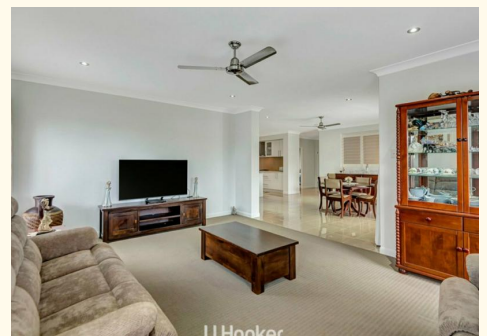
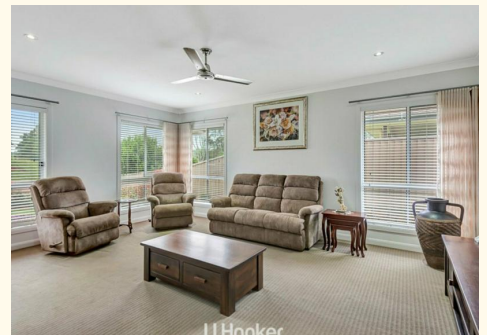
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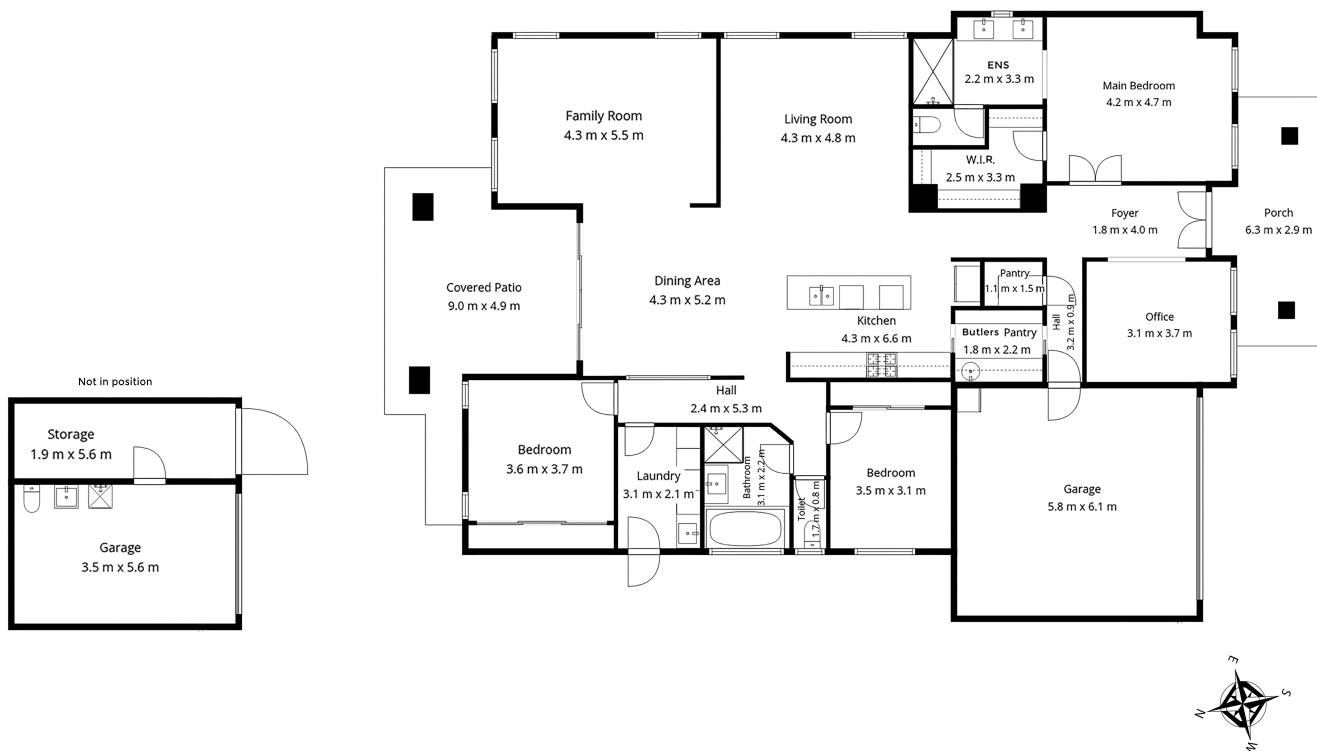
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Disclaimer: For illustrative purpose only Floor plan measurements, size, and scale are approximate we take no responsibility for omission and errors.

**LJ Hooker**  
Alstonville