

18 Riesling Crescent, Andrews Farm




## Run For This Beauty

This beautifully presented family home, built in 2011, is perfectly positioned in a sought-after location close to local shops, quality schools, public transport, and picturesque parks. Whether you're a growing family looking for comfort and convenience, or a savvy investor seeking a high-demand rental property, this residence ticks all the boxes.

Boasting a welcoming street presence and finished in neutral tones, the home offers approximately 180m<sup>2</sup> of well-designed living space on a low-maintenance 375m<sup>2</sup> allotment. Thoughtfully laid out to accommodate a modern lifestyle, the property delivers both functionality and flexibility for everyday living and entertaining.

The heart of the home is the spacious open-plan kitchen, living, and dining area—a perfect space for family interaction and entertaining guests. The kitchen is well-equipped with modern appliances, including a gas cooktop, under-bench oven, dishwasher, and a convenient island bench with a double stainless steel sink.

Step outside to a paved undercover verandah, offering the ideal setting for year-round outdoor entertaining. Complete with a double garage featuring auto roller doors and a rear roller door, the home provides excellent storage and secure off-street parking.

3  2  2 

**FOR SALE**  
UNDER CONTRACT

### AGENTS

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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Comfort is assured throughout the seasons with ducted reverse cycle air conditioning servicing the entire home.

Property features include:

- Three generously sized bedrooms, including a master suite with walk-in robe and private ensuite
- Built-in robes to bedrooms 2 and 3, positioned off a private hallway
- Spacious open-plan kitchen, dining, and family area, plus a separate formal lounge
- Modern kitchen with island bench, stainless steel appliances, and dishwasher
- Ducted reverse cycle air conditioning for year-round comfort
- Double garage with automatic roller doors and convenient rear access
- Paved verandah for outdoor entertaining and a low-maintenance rear yard

Located just a short stroll from Stebonheath Park, with its scenic cycling and walking trails, this home offers an unbeatable lifestyle opportunity for families. Investors will also appreciate the strong rental return potential, with an estimated rental income of \$530 —\$560 per week in the current market.

Don't miss your chance to secure this appealing property —act quickly before it's gone!

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

## MORE DETAILS

Property ID	67U4FDC
Property Type	House
House Size	180 m2
Land Area	375 m2

**Corey Voss 0412 262 180**

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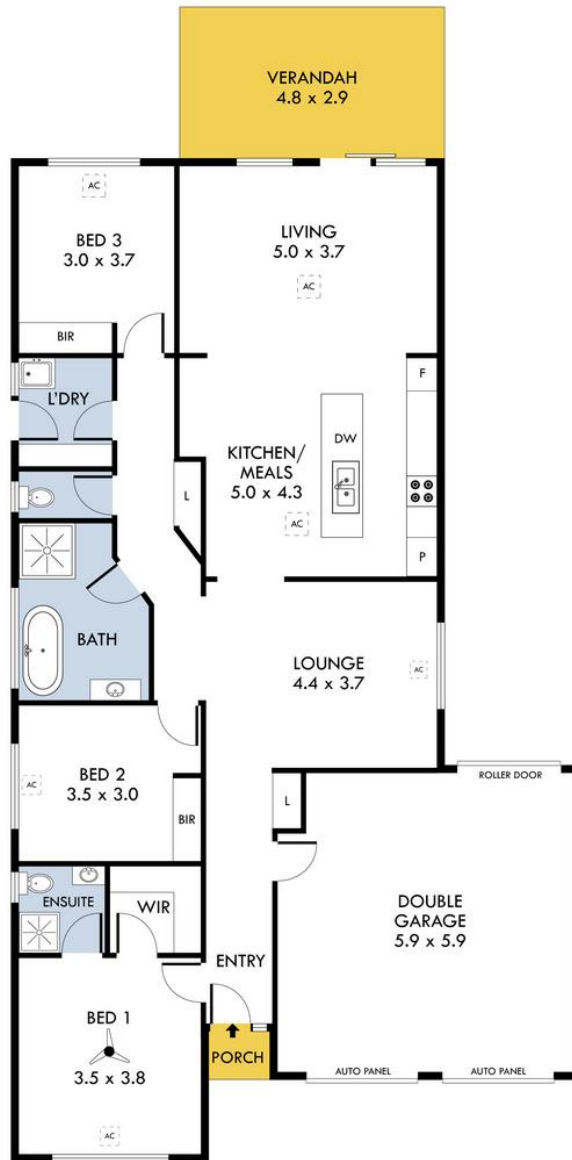
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INTERNAL - 168.1 SQM  
 EXTERNAL - 15.2 SQM  
 TOTAL - 183.3 SQM

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