



12 Nullica Court, Berwick

## This Is Family Living!




OFFERS CLOSING 29/06 AT 5PM

Nestled in a highly sought after pocket of Timbarra Estate, on Berwick's northside, this impressive family home is set on a generous 649m<sup>2</sup> allotment and offers the perfect combination of space, comfort, and convenience.

Positioned within walking distance of local parks, walking tracks, Timbarra schools, and the Parkhill Shopping Centre, everyday living couldn't be easier. With Berwick Village just moments away, easy freeway access, and Westfield Fountain Gate nearby, you'll enjoy all the benefits of a premium family-friendly location.

Designed with growing families in mind, the home features five bedrooms, or four bedrooms plus a study, providing flexibility to suit your lifestyle. The spacious master suite includes a walk-in robe and private ensuite, while the remaining bedrooms are all generously sized.

A standout feature is the additional two bathrooms, including one positioned off the rumpus/family room, making it the ideal setup for a teenage retreat, guest accommodation, or separate living quarters. At the heart of the home, the modern kitchen is sure to impress, boasting a 900mm gas cooktop, 900mm rangehood, stainless steel oven, and a walk-in pantry, providing ample space for the home chef.

5  3  2 

**FOR SALE**

\$950,000 - \$1,045,000

**VIEW**

Tue 16th Jun @ 5:00PM - 5:30PM

**AGENTS**

Sam Paynter

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**AGENCY**

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Multiple living zones ensure there's room for everyone, including a formal lounge, dining area, and a spacious rumpus/family room.

Additional features include:

- Ducted heating
- Two split-system air conditioners
- Ceiling fans throughout
- Solar electricity system

Outdoors is where this property truly shines. The expansive undercover entertaining area is complemented by a stunning composite deck, creating the perfect space to host family and friends year-round. Complete with cafe-style block-out blinds and a spa, this outdoor zone is designed for relaxation and entertaining in every season.

The backyard offers plenty of room for pets and children to play, surrounded by established trees and gardens, along with practical shedding for garden equipment and firewood storage. A single lock-up garage with rear access adds further convenience.

Properties offering this level of space, versatility, and outdoor entertaining are becoming increasingly difficult to find. This is a home that truly caters to the whole family and presents an outstanding opportunity in one of Timbarra's most desirable locations.

Please note: All property details listed were current at the time of publishing. Due to extreme buyer demand, some properties may have been sold in the preceding 24 hours. Therefore confirmation of all opens with the listing agent within 24 hours of their scheduled opening is advised

## MORE DETAILS

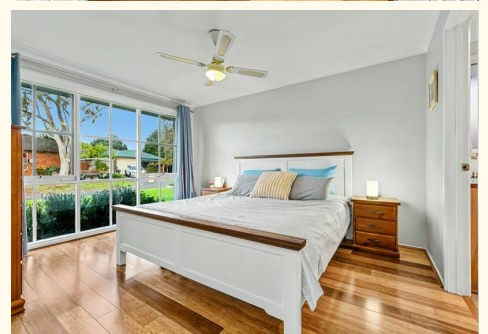
Property ID	1QKHFC9
Property Type	House
Land Area	649 m2
Including	Air Conditioning Ducted Heating Outdoor Entertaining Secure Parking

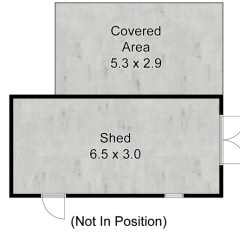
### Sam Paynter 0439 429 110

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This drawing is for illustrative purposes only and while every effort has been made to maintain accuracy, prospective purchasers should check all information

