

## Berwick, 51 Liara Boulevard

### Near-New Family Home with Luxury Features and Prime Location

This stunning near-new residence, just 10 months old, boasts a thoughtful design and luxurious features, making it the ideal family home in a picturesque setting. Positioned adjacent to a serene lake and a vibrant playground, this property offers an exceptional lifestyle for those seeking comfort, convenience, and elegance.

The entrance welcomes you into a cozy sitting area, ideal for quiet relaxation or as a formal reception space for guests. Moving further in, the open-plan kitchen, dining, and family areas form the heart of the home. The kitchen is a standout feature, equipped with ample counter space, a dedicated pantry, and a practical layout that overlooks the dining area. Adjacent to the kitchen, the family zone seamlessly connects to a spacious rumpus room, offering flexibility for entertainment, a home theater, or a kids' play area.

The dining area opens to a covered alfresco space, creating an inviting indoor-outdoor



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**For Sale**  
\$1,030,000 - \$1,130,000

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flow. This setup is perfect for hosting family gatherings or simply enjoying a peaceful moment surrounded by greenery in the low-maintenance backyard.

The ground floor also features a well-placed powder room, a laundry with external access, and internal access to a double garage, ensuring convenience in daily life.

Upstairs, the home continues to impress with a private retreat-like leisure area, ideal as a secondary living space or a children's play area. The master suite is generously proportioned, complete with a walk-in robe and an ensuite, offering a luxurious sanctuary for the homeowners. Three additional bedrooms, each with built-in robes, share a central bathroom with a separate toilet, providing practical comfort for the entire family.

#### Key Features:

- Near brand New(Only 10 months old)
- 4 spacious Bedrooms
- Master bedroom with ensuite and WIR
- Open-plan family/dining area
- Stylish kitchen with walk-in pantry
- Covered alfresco for outdoor dining
- Extra rumpus at the back
- Multiple living area
- Double garage with internal and external access
- Ducted heating
- Evaporative cooling
- Proximity to Lake and Playground
- Excellent landscaping with decking alfresco & decking also at the front of the house
- Prime location

The home's design maximizes space, light, and comfort while offering a range of versatile living zones. Situated in the sought-after neighborhood of Berwick, this property is surrounded by conveniences such as schools, shopping centers, parks, and transport links, making it an excellent choice for families.

## More About this Property

Property ID	82THWR
Property Type	House
Land Area	400 m2

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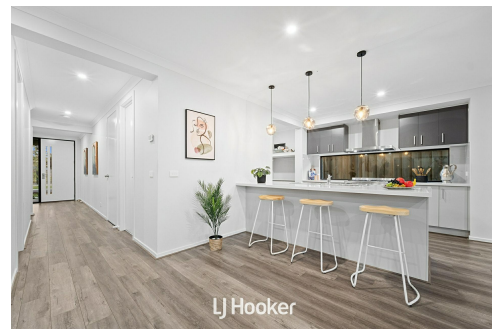
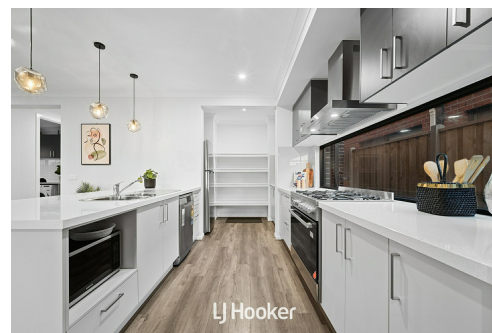
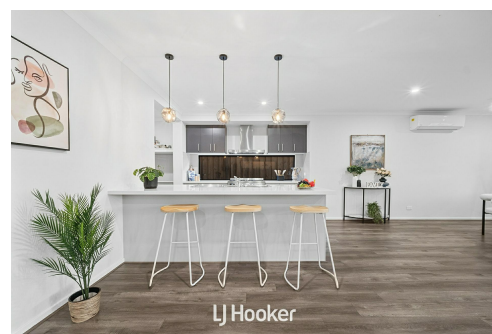
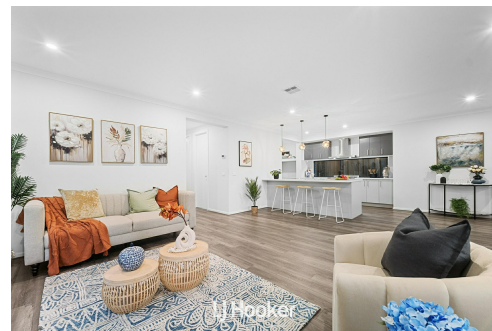
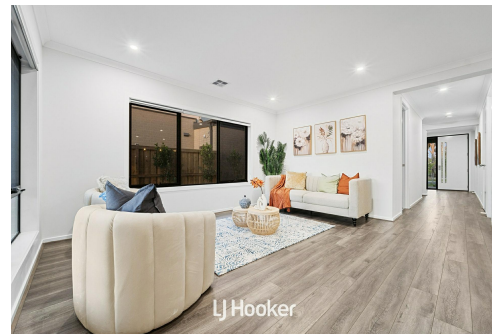
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## Ground Floor



## First Floor



**LJ Hooker**



51 Liara Boulevard, Berwick

\* Dimensions are approximate and for illustrative purposes only



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