



37 Raynbird Place, Carseldine




WHEN SIZE MATTERS

Tucked away in a quiet Carseldine pocket, this beautifully designed single-level home offers space, comfort and effortless family living. With a thoughtful floor plan and a welcoming sense of flow, it is homemade for everyday ease and relaxed entertaining.

The open-plan living and dining area forms the heart of the home, flowing seamlessly into a stunning newly renovated kitchen. Generous, practical and stylish, this central space is perfect for family life, entertaining and relaxed everyday living.

Positioned along the rear of the home, the generous media room is a space that instantly sparks the imagination. It is the room where passionate sports fans and devoted movie lovers can agree on one thing: this is a place built for enjoyment. Large in scale and wonderfully versatile, it can transform from a lively gameday gathering point to a cozy family cinema with the simple switching off of the lights. Whether you are hosting friends for a weekend match, settling in for a favorite film or giving the kids a dedicated space of their own, this room rises to every occasion. Its connection back to the kitchen keeps everything close at hand, ensuring the conversation, the snacks and the atmosphere flow without interruption.

Outside, the alfresco area creates the perfect setting for weekend

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FOR SALE
OPEN TO OFFERS

VIEW
Sat 20th Jun @ 12:15PM - 12:45PM

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 **LJ Hooker**

barbecues, quiet evenings and entertaining guests. Framed by a private yard and gardens, it extends the living space with comfort and ease.

Designed for family functionality, the floorplan offers excellent separation and flow throughout the home. The large primary suite sits privately at the front with a courtyard, study, walk-in robe and spacious ensuite, while three additional bedrooms are positioned toward the rear, creating a practical layout for families or guests.

Additional spaces add everyday convenience, including a large study, spacious laundry and double lock-up garage. Together, they provide storage, flexibility and practicality modern families need.

FEATURES:

- Fully renovated custom kitchen and laundry, including plumbed fridge and induction cooktop
- Near new fully ducted air conditioning system with myAir multi-zone control
- 24 solar panels and inverter system
- Smart wired with Cat 5 throughout the house
- Franklyn plantation shutters throughout
- Durable, easy-maintenance bamboo floors
- Established, low maintenance gardens
- Great schools are nearby, including easy walking distance to private schools bus route

Homes of this caliber do not come to market often, particularly when they combine location, lifestyle, space and value in such a complete and compelling way. Homes like this create lasting memories. Don't miss the chance to make it yours. Contact Dean or Oscar to arrange your inspection, or with any questions you may have.

MORE DETAILS

Property ID	1F3HF4N
Property Type	House
Land Area	700 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes

Dean Hamilton 0400 799 447

Independent Contractor - Dean H Pty Ltd |
dean.hamilton@ljhooker.com.au

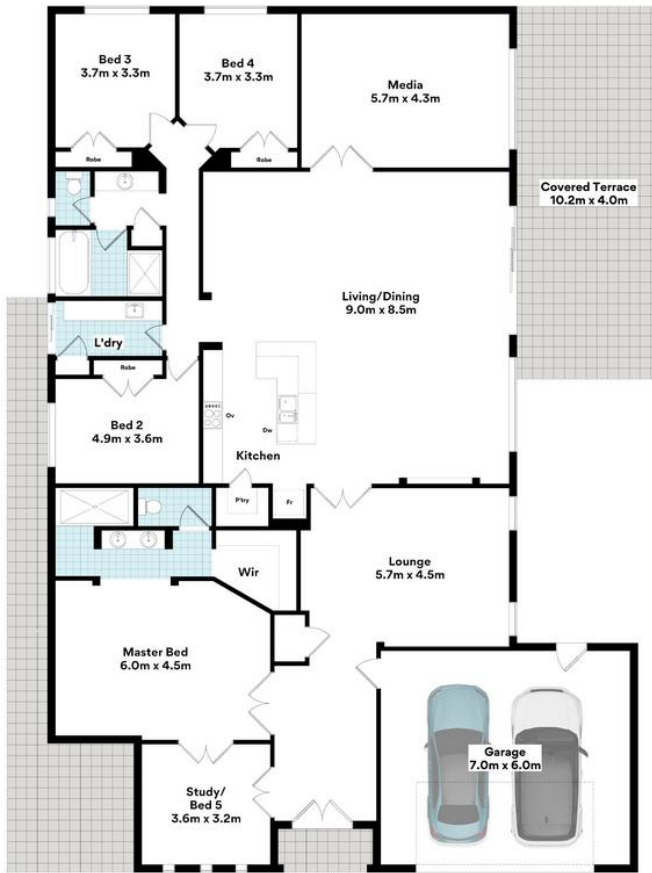
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FLOOR AREA SIZES

Internal	280.1m ²
External	71.2m ²
Garage	45.9m ²
TOTAL	397.2m²

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

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