

Cedar Vale, 17-19 Ashwood Drive

SOLD by Justin & Natara Burns - TEAM BURNS!

The Ultimate Family Retreat + Sheds for ALL the Toys!

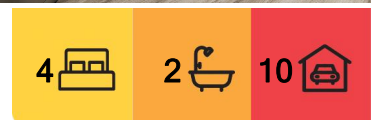
Welcome to 17-19 Ashwood Drive, Cedar Vale, a beautifully updated family home set on a sprawling 4,269m near level block with rear access. This exceptional property combines modern style, functionality, and endless features, offering the perfect lifestyle for families or entertainers alike.

Inside, the home boasts 4 spacious bedrooms, including a master suite with a walk-in robe and ensuite, plus a separate office for added flexibility. Multiple living areas ensure there's room for everyone, including a lounge room, a dining area, and a purpose-built cinema room complete with elevated seating, cinema lighting, and stylish barn doors.

Recent updates, such as new flooring, carpet, Plantation shutters, and paint throughout, give the home a fresh, contemporary feel - ready for it's new owners!



Disclaimer: 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.



For Sale
Offers Over \$1,250,000

View
ljhooker.com.au/1ZNEHGS

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1300 360 388

The heart of the home is the renovated kitchen, featuring a sleek island bench, butler's pantry, and new stainless-steel appliances - a dream for any home chef. This thoughtful layout flows seamlessly into the enclosed under-roof entertainment area, complete with a pool table, creating the perfect space for hosting your family and friends!

Step outside to an entertainer's paradise. The expansive tiled outdoor area includes a BBQ bench, fire pit, outdoor shower, ceiling fan and shade sails, all designed for year-round enjoyment. You can unwind in the 4-man infrared sauna or take a dip in the swim spa, surrounded by the tranquility of your private acreage retreat.

Car enthusiasts, tradespeople, or anyone needing extra storage will be blown away by the three powered sheds. The 10m x 8m shed comes with extra height, a mezzanine floor, two electric roller doors, and a 2-post car hoist included. Add to that a 9m x 6m shed with a multi-purpose room and a 12m x 6m shed, and you've got space for everything you could possibly imagine!

Practical features make this home both functional and efficient. With a 12.5kW solar system featuring 45 panels and a monitoring app, an electric gate with WiFi and cloud technology, and a 3.5Kva electric start backup generator, every detail has been considered. The property also offers trickle feed town water, plus over 99,000L of rainwater storage across multiple tanks, connecting to an irrigation system for the luscious low-maintenance gardens.

PROPERTY FEATURES

- 4,269m² block, near level, fully fenced with access to the rear of block
- Near level rear yard, potential for Granny Flat (*STCA)
- Master bedroom with ensuite and walk-in-robe
- A further 3 spacious bedrooms - 1 with WIR + 2 with BIR's
- Separate office, with desk + filing cabinet
- Lounge room + dining room
- Cinema room with cinema lighting + elevated seating + stylish barn doors
- RENOVATED contemporary kitchen with island bench + butlers pantry + storage galore!
- NEW stainless steel appliances
- Main bathroom + separate toilet
- Ducted air conditioning
- NEW Plantation shutters
- NEW carpet, flooring and paint throughout
- Security system with WIFI + Cloud Technology
- Vacuum maid system
- Internal laundry
- Enclosed, under-roof entertainment area with pool table, perfect for family gatherings!
- Double internal garage with storage cupboards
- Shed 1 - 10m x 8m shed, powered, extra height, mezzanine floor, 2 electric roller doors + 1 manual roller door, with 2-post car hoist INCLUDED!
- Shed 2 - 9m x 6m, powered with multi-purpose room
- Shed 3 - 12m x 6m, powered
- Garden shed + additional covered storage area
- 3 phase power - 12.5kW Solar, 45 panels with monitoring app
- Electric gate with backup battery, WIFI + Cloud Technology



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- Huge tiled alfresco area with BBQ bench + fire pit + outdoor shower + ceiling fan + shade sails
- Sauna, 4 man, infrared
- Swim spa
- 3.5Kva electric start back-up generator
- Trickle feed town water
- 2 x 27,000L concrete rainwater tanks
- 3 x 5,000L poly rainwater tanks
- 3 x 3,000L poly rainwater tanks
- Low maintenance gardens with irrigation/sprinkler system set-up
- Private and spacious retreat - perfect for the growing family!

This property is more than just a home - it's a lifestyle! Perfectly located in the heart of Cedar Vale, this stunning residence offers privacy, space, and luxury for the entire family. Don't miss this incredible opportunity! Contact Justin Burns today on 0478 535 830 to arrange an inspection and see why 17-19 Ashwood Drive, Cedar Vale should be your next move.

STCA (*Subject to Council Approval)

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Disclaimer:

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More About this Property

Property ID	1ZNEHGS
Property Type	House
Land Area	4269 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Alarm Spa Dishwasher Built-in-Robes Secure Parking

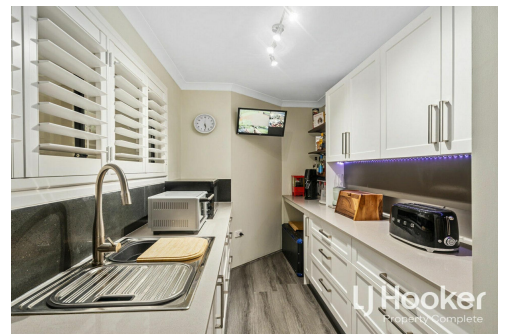
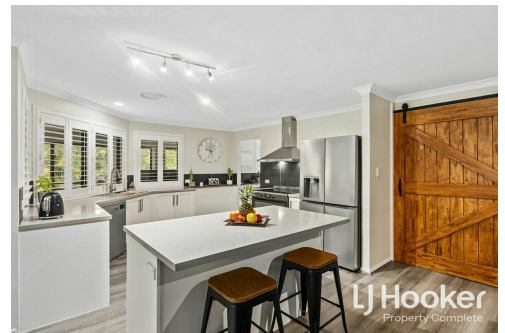
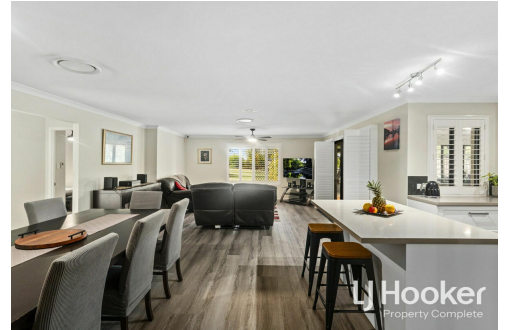
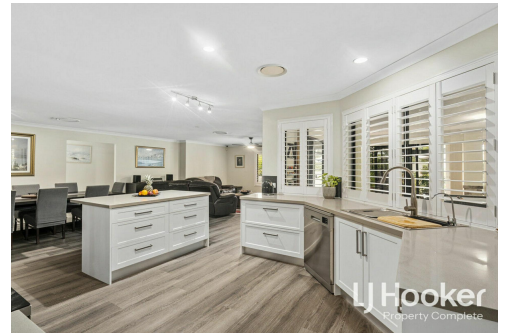
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17-19 ASHWOOD DRIVE, CEDAR VALE

4 2 2

Internal: 217m² | External: 495m² | Total: 712m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

