



Drewvale, 31 Dampier Crescent

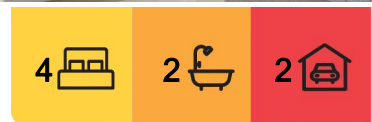
SOLD BY THE FLORENTZOS TEAM

On the high side of a friendly thoroughfare, strolling distance to handy bus stops and the leafy playgrounds and off-leash dog enclosure at Macquarie Way Park, this beautifully presented lowset offers a flexible floorplan of up to 5 bedrooms and a fan-cooled alfresco patio.

Highlights:

- 4 carpeted bedrooms (master with WIR) + a carpeted study/5th bed
- Carpeted formal dining and lounge areas on either side of a tiled central passage
- Light and bright tiled open plan kitchen/lounge flowing into a family room/rumpus
- 2 bathrooms (1 ensuite off master), both with luxe full-height tiles & floating vanities
- Ducted heating and cooling, secure Crimsafe fittings, a greenhouse, and garden shed

On arrival, first impressions are exceptionally good. The white-rendered home has a contrasting dark roof, with lush green lawns rising gently past a fancy paved driveway up to



For Sale
Please Call

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ljhooker.com.au/B225F4R

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the secure double garage, and an elegant, covered porch at the main entry.

Inside, the picture gets better! For starters, all-season comfort is assured with ducted heating and cooling running throughout a spacious interior boasting luxe, large format floor tiles in the main traffic zones and plush carpet in the bedrooms and formal social spaces.

From the entrance, a tiled passage curves its way past the elegant formal lounge and dining room – complete with pendant lighting - toward the central everyday living zone. Branching off the front entry is the private master retreat - with its walk-in robe and ensuite – and a study (or additional bedroom).

The main central living zone offers a light-filled combined kitchen/dining area. The kitchen is a showstopper and not just for the fantastic cylindrical rangehood hovering above the induction cooktop set within the island dining bar. Designed with flair and function in mind, there's loads of bench space for meal prep, two wall-mounted ovens, room for a double-door fridge/freezer unit, gorgeous gooseneck tapware, and an abundance of high-quality cabinetry.

An additional family lounge/ media room sits to the rear of the home, which will likely become the main gathering space for whichever lucky family gets to move in.

Another passage creates a welcome buffer between the main living area and 3 more bedrooms, which share a well-appointed second bathroom. Like the ensuite, this one is big on the wow factor with full-height luxe tiles, storage niches next to the bathtub as well as inside the spacious shower enclosure, and a lovely big mirror over the vanity. The separate toilet adjoins the laundry.

Both the formal and casual lounge areas, open through sliders onto a 10m-long covered entertaining area overlooking established garden beds and green lawns. There's a greenhouse for the orchid lovers and a substantial-sized shed with convenient roller door access.

Location-wise, this impressive lowset falls inside the sought-after Stretton State College catchment – only 8 minutes by car or jump on a bus from the stop just 4 minutes from the front door. A short stroll will also get you and the family pooch to Macquarie Way Park with its, playground, trails and off-leash dog park, local childcare and an early learning centre. For shopping, it's a 7-minute drive to Grand Plaza – even less to a chemist and Bunnings!

Settle down in style in a southside family sanctuary with all the right connections.

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More About this Property

Property ID	B225F4R
Property Type	House
Land Area	630 m ²
Including	Ensuite Study Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

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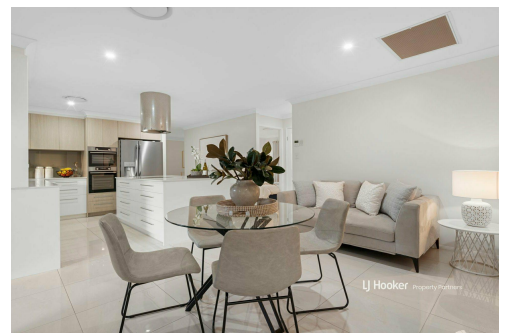
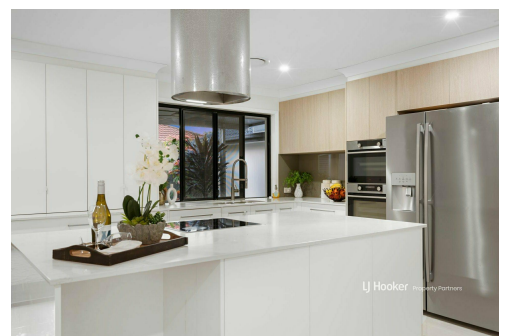
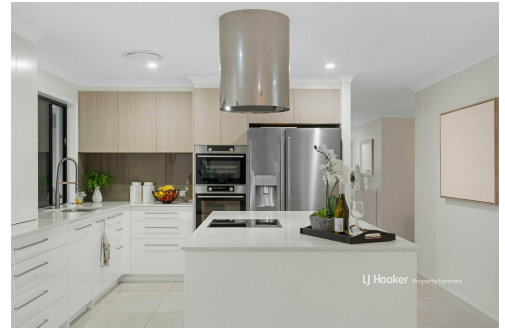
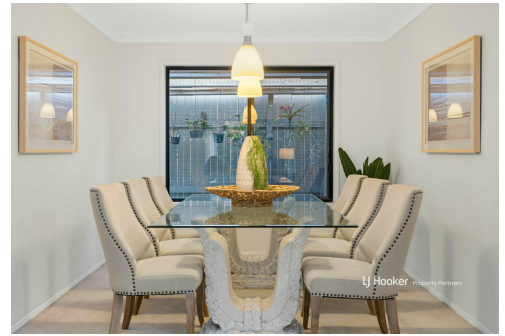
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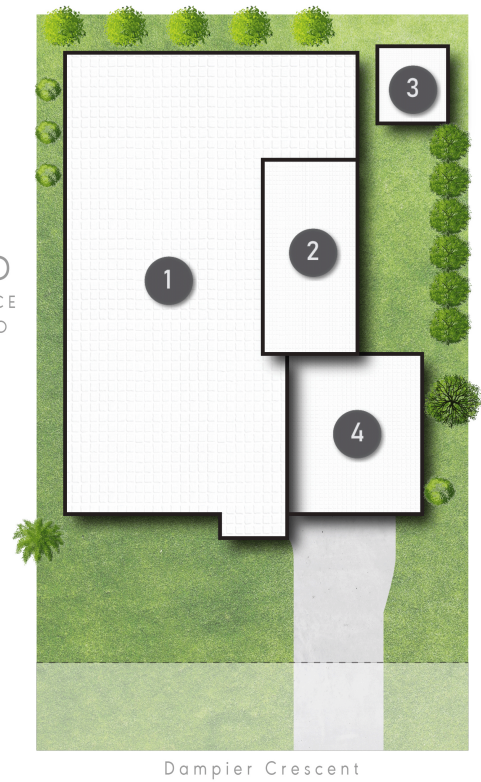
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31 Dampier Crescent DREWVALE

4 | 2 | 2 | 262m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.

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