



## Edens Landing, 31 Wantana Crescent

Updated family home with mountain views + a pool!

Making an impressive entry onto the market thanks to extensive upgrades inside and out, this split-level brick home is perfectly positioned on its elevated 806m2 block to capture sweeping sunrises over the distant mountain ranges and will be a winner with every member of the family.

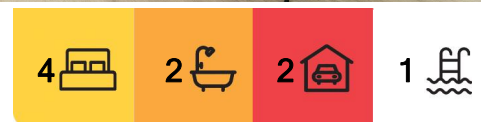
### Highlights:

- Internal updates: new lighting, ceiling fans, and stylish hybrid timber flooring
- Exterior upgrades: freshly painted timber deck off main house, new timber decked pool
- Multiple reverse cycle AC units in beds/living areas + fans &/or screened sliders/windows
- Swish kitchen: reams of storage, electric mod cons (inc dishwasher), kit kat tiled splashbacks
- Ensuite and WIR off master bed + a big family bathroom with shower and tub

With a good height solid fence running along the bulk of its wide frontage, and an electric



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**For Sale**  
\$938,000

**View**  
By Appointment

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gate over the paved driveway leading to a secure double garage and carport, this is a property that offers space and privacy - providing a sanctuary at the end of a busy work or school day.

Thanks to the decor upgrades, from flooring to fans and the all-new lighting, this home feels fresh and modern throughout. Mid-size families are well-catered for with both a formal lounge and dining room, and a more casual family hang out space beside the big cook's kitchen.

Light, white and bright - the kitchen is brimming with storage above and below the realms of counterspace, boasting a full suite of electric appliances, a striking kit kat tiled splashback behind the cooktop, and room for a double door fridge/freezer set-up.

Of the 4 bedrooms, all can be naturally aired through screened sliders or windows or opt for the swirl of a fan or the cool or warmth of a split system AC unit. While the large master has both a WIR and an ensuite with a rainshower, the other rooms are well serviced with clothes storage and share a sizeable family bathroom with a shower and tub.

Most weekends, perhaps outside of winter's depths, will be spent feasting with friends either on the newly painted timber deck that runs down one side of the house or the covered alfresco patio, if not in the tempting pool out back - a cleverly disguised above ground number resting on a lower section of the block, embraced by timber decking and a safety fence.

Beside the pool is cushioned grass for play by pets and kids alike, and avid gardeners can get even more creative knowing the retaining walls have been rejuvenated as part of the pre-market refresh.

Topping off its list of credentials is a super convenient location. Handy bus stops are around the corner and school-wise, it's a short walk to Edens Landing State School, and only a 13-minute drive to Loganlea State High. The train station is a 5-minute stroll and ALDI's 3 by car.

Buy here and be splashing your way into a spring you'll never forget!

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## More About this Property

<b>Property ID</b>	B37HF4R
<b>Property Type</b>	House
<b>Land Area</b>	806 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Pool Courtyard Balcony Deck Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced

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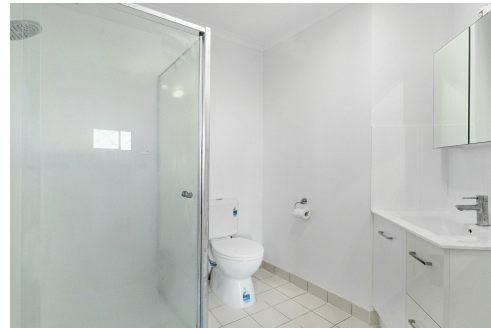
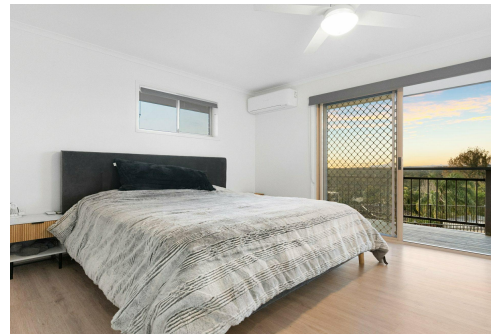
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Boundary outline is for illustrative purposes only. It may not be accurate.



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31 Wantana Crescent  
Edens Landing

- 806m<sup>2</sup> Land Size
- 4 Bed
- 2 Bath
- 3 Car + Secure Off-Street

Main Internal 154m<sup>2</sup>  
Garage 52m<sup>2</sup>  
Carport 17m<sup>2</sup>  
Patio, Porch & Covered Driveway 41m<sup>2</sup>  
Balcony 19m<sup>2</sup>  
Total 283m<sup>2</sup>



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1. Electric Double Gate (3.4m Wide)
2. Swimming Pool (6.3 x 2.7)
3. Secure Driveway Parking
4. Open-Air Balcony
5. Entry Porch
6. Covered Patio
7. Carport

