



**SOLD**

**LJ Hooker**  
Manuka



## Fisher, 16 Greenvale Street

The Ultimate Family Entertainer!

Auction Location: On Site

Situated in the heart of Weston Creek this expansive 6-bedroom family home is the ultimate entertainer! Sitting on a large 844sqm block and with 246sqm of internal living space every corner of this property embodies luxury and convenience.

The facade of the home is a modern take on Federation Style. At the front of the property, you are welcomed by lush, manicured gardens leading you up to a stained-glass front door. Out the back you will find a large covered entertaining area connecting seamlessly into the living areas. This property is sure to meet all the kids needs with a hand-ball court, grass play area and pool with its own outdoor sitting area.

From the moment you step into this property you will be welcomed by luxury with hardwood floors featuring throughout. Out to the left you will find the parents retreat, separated from

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**For Sale**  
Auction: Saturday 22nd of June, On Site at 1:00pm

**View**  
[ljhooker.com.au/1TCQFMF](http://ljhooker.com.au/1TCQFMF)

**Contact**  
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EER ★★★★★

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(02) 6239 5551



**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.

the additional bedrooms. The master suite features a walk-in-robe, ensuite and direct access to the outdoor entertaining areas. All 5 additional bedrooms feature built-in robes with convenient access to the bathroom and separate toilet. The study includes floor to ceiling built in bookshelves, perfect for a work from home office, situated at the entrance of the property separate to the living and family spaces.

The large open plan family, dining and kitchen area is the heart of the home, opening seamlessly to the covered entertaining area through large floor to ceiling bifold doors. The kitchen features a gas cooktop, electric oven, Bosch dishwasher, large island bench and enormous amounts of storage for all your appliances. Additionally, there is a large, separated lounge room for when the family can't agree on movie night!

Situated within walking distance to Arawang Primary School, St John Vianney's Primary School and Mount Stromlo High School it makes schooling choices for the kids a breeze. Only being a short drive to the local Fisher shops and the large Coleman Court Shopping Centre accessing all amenities is within easy reach.

Don't miss out on your opportunity today to secure the ultimate family entertainer in a highly sought after location! Make 16 Greenvale Street, your forever home today!

Features include:

- Ceiling fans in all 6 bedrooms with remotes
- Parents retreat with a walk-in robe and ensuite
- 5 additional bedrooms each with built-in robes
- Additional study with in-built floor to ceiling bookshelves
- Hardwood timber flooring throughout
- New Brivis Star Pro SP6 gas ducted heating unit and new ducting throughout
- Recently serviced evaporative cooling unit with new filters
- Solar heated pool with new filter pump (Viron E25 Salt Chlorinator), dolphin rover cleaner and Remco Roller pool cover (internal key operated). Cantilever pool umbrella
- Industrial 5 panel bifold concertina doors- for open plan living between family room and pergola
- External Security screens/roller shutters
- Brick garage with front and rear roller doors, sink and plumbing
- Freshly painted throughout
- New Taps/handles and rails
- Home theatre projector and screen
- Pergola blinds
- Solar panels- Xantrex solar inverter
- Rinnai Infinity 32 Hot Water
- Softfall
- Trampoline
- Double glazed windows and doors
- Underground power lines to house
- Covered outdoor entertaining area
- Kids hand ball court

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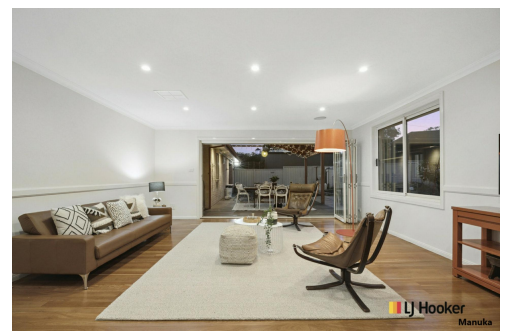
in all respects.

## More About this Property

<b>Property ID</b>	1TCQFMF
<b>Property Type</b>	House
<b>Land Area</b>	844 m <sup>2</sup>
<b>EER</b>	3.5
<b>Including</b>	Study Ducted Heating Evaporative Cooling Pool Built-in-Robes Solar Panels Liveability

**Samuel Thompson 0412 300 774**  
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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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