

Glen Iris, 38 Columbine Terrace

A Place to Call Home —Stylish, Practical & Packed with Extras

Tucked away in a quiet cul-de-sac, this gorgeous home offers the perfect blend of comfort, practicality, and lifestyle. Ideal for families, first home buyers or investors seeking a low-maintenance property with plenty of extras!

As you step inside, you're welcomed by beautiful, tiled flooring that flows throughout the central living zones, setting the tone for a home that is both stylish and functional.

The large master bedroom is positioned at the front of the home and features a walk-in robe, split system reverse cycle air-conditioning, and a private ensuite bathroom with a double shower, offering a peaceful retreat away from the main living areas.

Continue through the hallway and you'll find the open plan living and dining space, perfectly designed for family living. Complete with a cozy wood fire, reverse cycle air-



For Sale
Please Call

View
ljhooker.com.au/180HHND

Contact
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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.

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conditioning, downlights, and large windows that fill the space with natural light-this area is warm, welcoming, and perfect for year-round comfort.

At the heart of the home is the well-equipped kitchen. Boasting 900mm stainless steel appliances, a dishwasher, and a walk-in pantry, this kitchen is designed with both style and functionality in mind-ideal for daily family life or entertaining guests.

Just off the kitchen is a built-in study nook-perfect for working from home, homework sessions, or keeping an eye on the kids while dinner is being prepared. The three minor bedrooms are all generously sized and include built-in robes, while the central bathroom services the household with ease.

Outside, the home continues to impress. The alfresco area is ideal for entertaining, while the lawn and sandpit provide the perfect play space for kids or furry friends.

The real showstopper? A powered workshop with a large roller door, perfect for those needing space for a hobby, storage, or all the toys. With side access, it's a rare and practical bonus!

Set on a 484m² block and built in 2014, additional features include:

- Separate theatre/activity room
- Open plan living, dining and kitchen
- Laundry with a separate toilet
- Brand new carpet to the three minor bedrooms
- Side access to a powered workshop
- Gas hot water system
- Double automatic garage with extra height
- Rental Return Approx \$670.00 - \$690.00 Per Week
- Shire Rate \$2,805.56
- Water Rates \$1,313.53

This home is truly a must-see for those seeking a stylish and functional family home with every modern convenience. Contact exclusive agent Danielle Green today for more information on 0456 976 483.

Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.



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More About this Property

Property ID	180HHND
Property Type	House
Land Area	484 m2

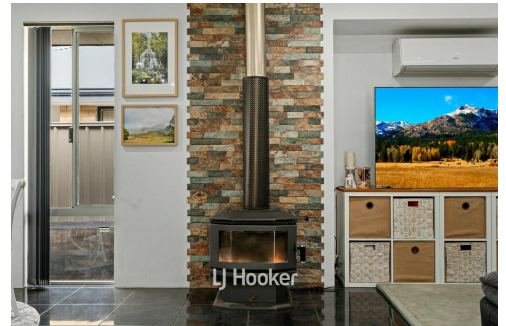
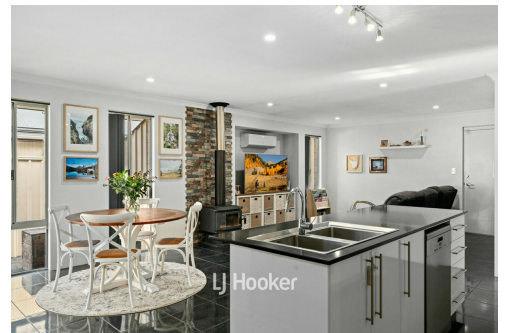
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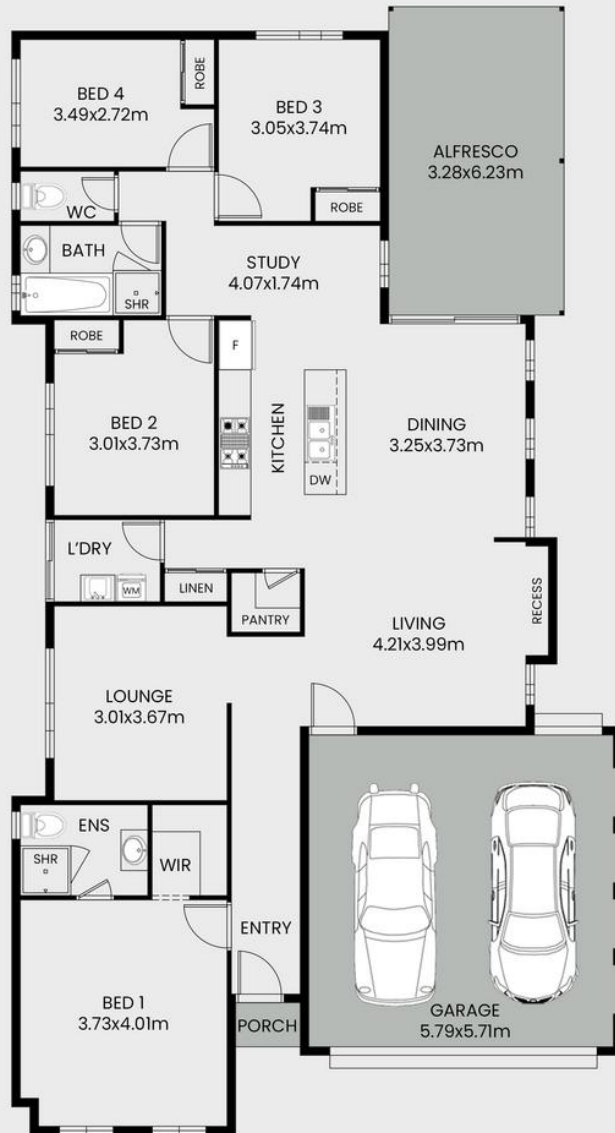


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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.

 **LJ Hooker**



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