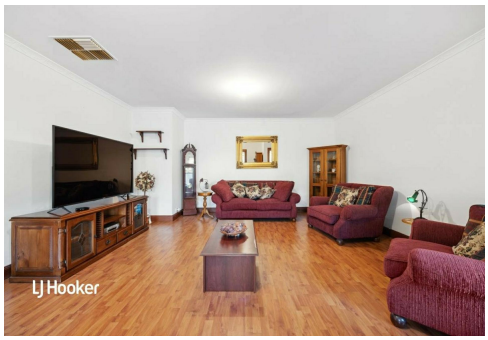
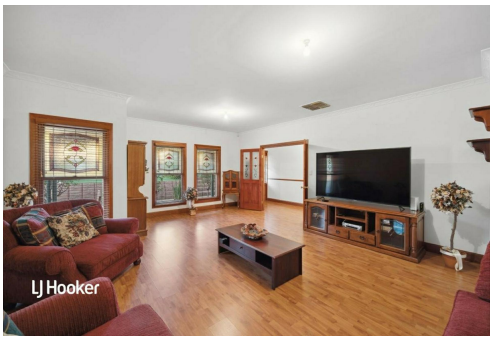








Gulfview Heights, 17 Gully Drive

Start Living Your Dream

4 2 2

For Sale
$1,080,000 - $1,180,000

View
ljhooker.com.au/2A9FGJU

Contact
Carla Doecke
0456 830 122
carlad@ljhsales.com.au

Welcome to this immaculate 4-bedroom home built by Rendition Homes in 1999, nestled in the sought-after Gulfview Heights neighbourhood, offering an expansive 922m2 (approx.) of land. The charming front garden, meticulously tended to and brimming with vibrant blooms and greenery, sets the perfect scene for what awaits within this delightful home.

This residence boasts a spacious 269m2 (approx.) of internal living space spread across 3 generous living areas, perfect for the growing family. Whether it's quality family time or quiet moments alone, there's room for everyone.

At the heart of this home, culinary connoisseurs will delight in the centralized kitchen, adorned with exquisite stone countertops, Euro 900mm stainless steel gas stove and oven, stainless steel dishwasher, walk-in pantry and abundant storage.

LJ Hooker

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For relaxation and entertainment, the family room opens to the undercover entertaining area that wraps around the side of the home, offering both formal and informal options for gatherings with stunning views.

Additionally, enjoy the convenience of drive-through side access leading to the 6x8m (approx.) powered shed, perfect for hobbyists and motor enthusiasts.

Features you will love:
* Four generously sized bedrooms, master with walk-in robe and ensuite
* Built-in robes in bedrooms two and three
* Three spacious living areas offering plenty of room for the growing family
* Open plan spacious kitchen featuring stone benches, 900mm Euro gas cooktop and oven and Bosch stainless steel dishwasher
* Ducted evaporative air-conditioning and ducted gas heating providing year-round comfort
* High ceilings throughout
* 6.6kw (approx.) solar system offering energy efficiency
* Large 8x6m (approx.) powered shed ideal for hobbyists and motor enthusiasts
* Side gate with drive-through access to shed
* Security system for peace of mind
* NBN connection
* Gas hot water
* ...plus much more!

Seize the opportunity to make this exquisitely appointed home yours, where comfort, space, and style converge seamlessly for the growing family.

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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

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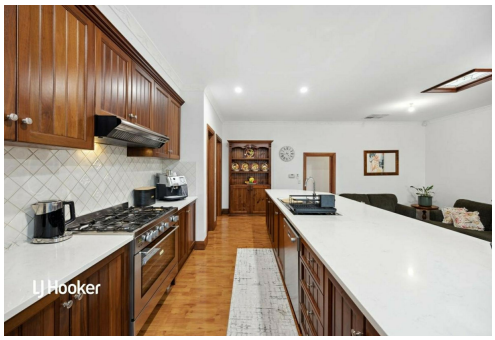
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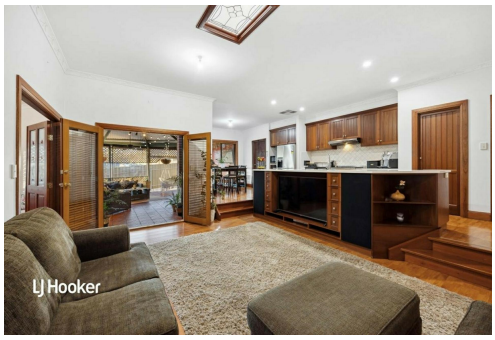
More About this Property

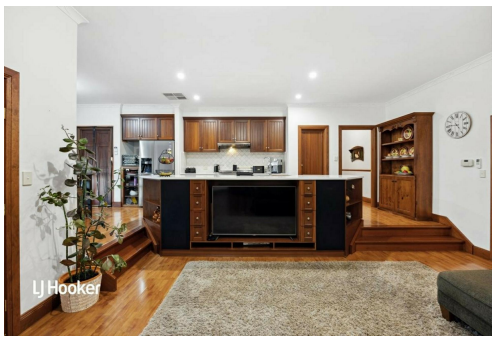
Property ID	2A9FGJU
Property Type	House
House Size	269 m²
Land Area	922 m²
Including	Evaporative Cooling Alarm Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

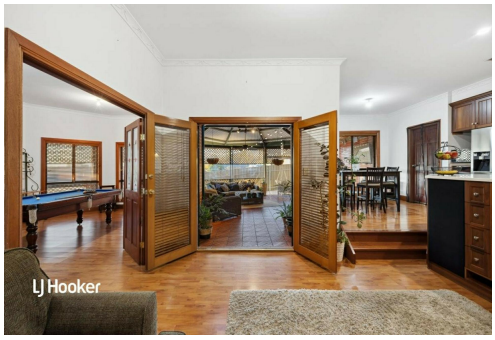
Carla Doecke 0456 830 122
Sales Specialist | carlad@ljhsales.com.au

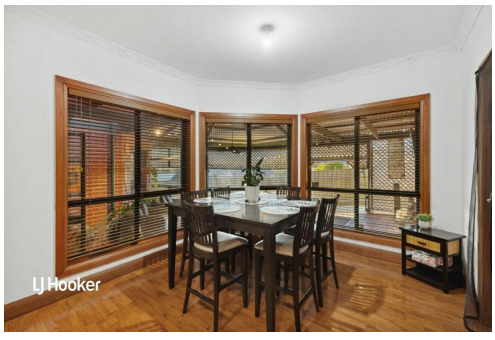
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