







15 Welton Parade, Kilgariff

Smart Living

The Kilgariff Estate has evolved into the subdivision of the decade! Unwind on the short drive from town and feel revived as you drive into this bustling and exciting subdivision. Note the pristine playgrounds, manicured sidewalks and beautiful homes as you drive through.

Built by TR Homes in 2019 and refurbished inside and out by the current owners. The minimalistic, steel framed and colorbond clad home has been built for our climate and improved for lifestyle.

The easy care, timber-look, vinyl floor planks span the living, dining and entertaining areas while all four bedrooms have been carpeted. A sliding glass door leads from the rear living area to the covered outdoor entertaining and dining area. Enjoy the bush views while scanning the generous size back yard.

A second living room or home theatre has been strategically situated at the front of the home, away from the main living areas.

The main bedroom has a picturesque corner window and an elegant ensuite bathroom and walk-in robe. The family bathroom is equally modern and positioned with close proximity to the remaining bedrooms.

4 2 2

FOR SALE
$725,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

The open plan, generous size dining area can accommodate the largest of tables while the designer kitchen features a 900mm gas top and under bench oven, dishwasher, island breakfast bar and workstation. The feature glass-splash back is gorgeous.

Data cabling has been installed, and both the roller blinds and lighting can be controlled by giving verbal instructions. An array of solar panels and battery system add to the value-added improvements along with a complete home water filtration system.

There's an auto double lock up garage, full perimeter fencing, landscaped front yard and a fire pit to snuggle around in the winter months.

A dedicated quality-built home in the popular Kilgariff Estate.

- Council Rates $2,382.30
- Rental potential $1,050.00 per week
- 840 sqm allotment, no easements
- Quality home in sought after subdivision
- 4 beds, 2 bathrooms, 2 living areas
- Array of solar panels and gas hot water
- Auto lock up garage, fully fenced
- Complete home water filtration system











MORE DETAILS

Property ID	2DFGFD5
Property Type	House
Land Area	840 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Alarm
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Internal Laundry
	Walk in Robe
	Laundry
	Ethernet Connectivity

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