



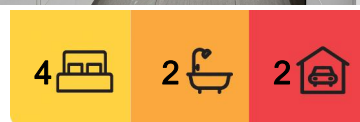
## Matamata, 6 O'Sullivan Drive

A smart move - quality living in a top location

Welcome to this beautifully presented Generation Home, thoughtfully designed and superbly enhanced to offer modern comfort, space, and versatility - all nestled on a generous 940sqm (more or less) section in a sought-after location of Matamata.

Boasting a 222sqm (approx.) floor plan, this four-bedroom home ticks all the boxes for families looking for space to grow or those who love to entertain. At the heart of the home, the open-plan kitchen, dining, and living areas create an inviting space to gather, while a separate formal lounge, complete with a cosy gas fireplace, offers a peaceful retreat for relaxation or hosting guests.

The kitchen is both stylish and practical, featuring updated appliances that make daily living a breeze. Each of the three family bedrooms are generous in size and come with built-in storage, supported by a well-appointed family bathroom and separate toilet. The master suite is a true haven - spacious and private, complete with a walk-in wardrobe and



**For Sale**  
Negotiation

**View**  
By Appointment

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**07 888 5677**  
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a generously sized ensuite.

One of the standout features of this property is the recently added, purpose-built garage. Fully lined, powered and double glazed, it also includes a mud room with shower -providing fantastic versatility. Whether you're after a workshop, a home gym, or even considering conversion to a sleepout for teens or extended family, the potential here is undeniable.

Outdoor living is equally impressive. Enjoy a morning coffee or evening wine under the near-new Archgola or relax under the portico - multiple spaces for entertaining or unwinding, rain or shine. The fully fenced section ensures peace of mind for children and pets, while additional loft storage adds another layer of practicality to this already feature-rich home.

This property has been lovingly cared for and enhanced by its current owners, making it not just a house but a home ready for its next chapter. With so many thoughtful additions and located in a friendly, well-established neighbourhood, this is a rare opportunity you won't want to miss.

## More About this Property

Property ID	KYGHR1
Property Type	House
Licensed Real Estate Agents (REAA2008)	

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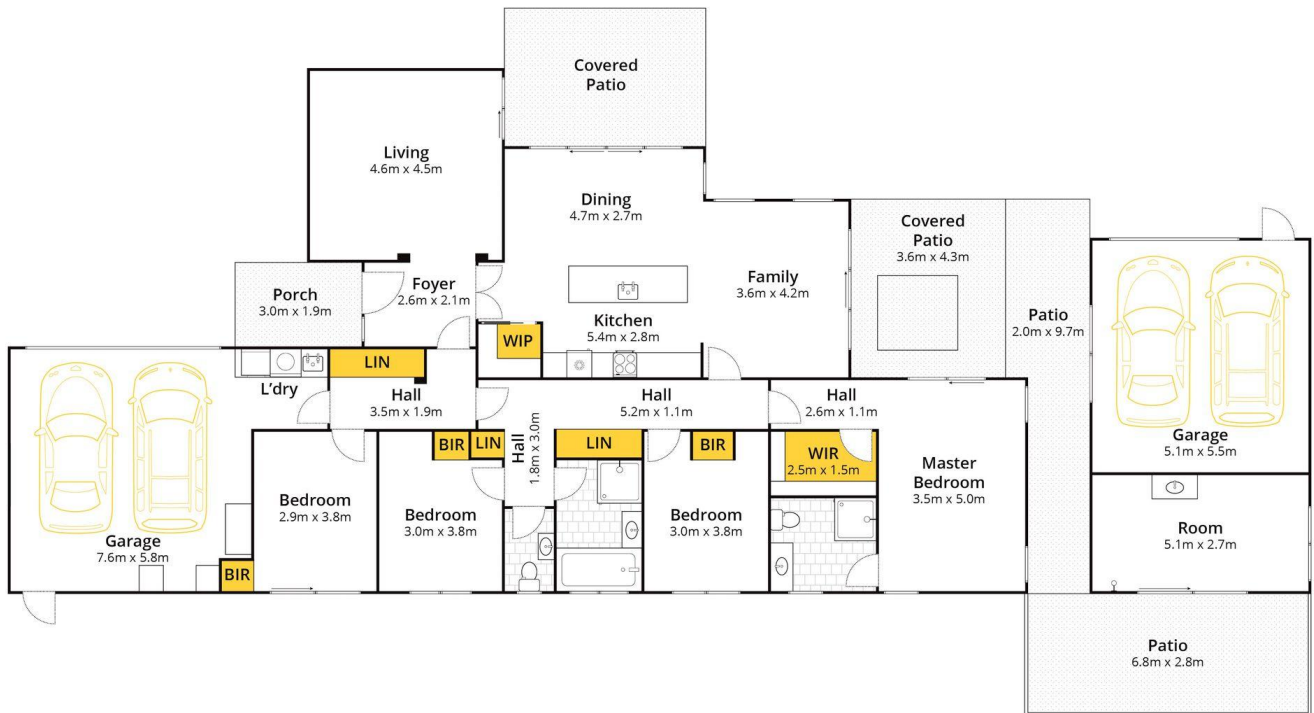
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Approx House Area 204m<sup>2</sup>

Whilst [bwrm.com.au](http://bwrm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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