

## Oakdowns, 10 Dulcie Court

Oakdowns - A Spacious and Sustainable Stunner...With a Lift!

Ant's "Fluff-Free" Description...

\* A whopping 282 sqm of clever design, flooded with natural light and a stellar 7.0 energy rating - eco-friendly and wallet-friendly!

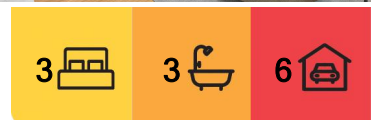
\* Wide entrances, hallways, and doorways, plus a lift, because who wants to lug the vacuum up the stairs? Future-proof and frustration-free.

\* Three spacious bedrooms: Master Suite with a walk-in robe and ensuite, Bedroom 3 with its own ensuite, and Bedroom 2 so big it's practically its own apartment.

\* A multi-functional room that's whatever you want it to be-a fourth bedroom, a cinema, or a space to escape the in-laws when they visit!



**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.



**For Sale**  
Offers over \$995,000

**View**  
By Appointment

**Contact**  
**Ant Manton**  
0408 621 856  
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**LJ Hooker Pinnacle Property**  
**(03) 6272 8177**

- \* Bathrooms with underfloor heating - because cold toes are the enemy - and a freestanding extra-deep bathtub for soaking away life's dramas.
- \* Actron ducted heating and air conditioning throughout the house, so you're comfy whether it's Tassie frost or a rare summer scorcher.
- \* A French navy and white kitchen so stylish it could star in its own cooking show, featuring stone benchtops, soft-close drawers, and premium Fisher & Paykel appliances (yes, even the fridge is fancy!).
- \* A walk-in pantry that's big enough to store everything from bulk-buy cereal to secret snacks for late-night munchies.
- \* A large laundry with double bowls - because let's face it, laundry happens, and this makes it less of a chore.
- \* Elegant Blackbutt timber floors that scream sophistication, with floor-to-ceiling tiles in the bathrooms because this house doesn't do things halfway.
- \* Double-glazed windows with fly screens, day/night blinds for privacy, and security screens on all sliding doors to keep the bugs and baddies out.
- \* Parking for four vehicles, PLUS a double garage with automatic roller doors - plenty of space for cars, campervans, bikes, or that boat you keep telling yourself you'll buy one day.
- \* A beautifully landscaped garden, perfect for BBQs, backyard cricket, or just admiring from inside with a cuppa in hand.
- \* A water tank because being sustainable is cool - and handy when watering the garden or topping up the kiddie pool.
- \* Safety sorted with smoke alarms in every living area and bedroom, keeping everyone sound asleep (and safe).
- \* Positioned to perfection, soaking up all-day sun with stunning mountain views - Instagram-worthy every day of the week.
- \* Nestled in a quiet, family-friendly cul-de-sac, ideal for kids on bikes or multi-generational living.
- \* Built for comfort and practicality, with clever storage, ducted heating, and a lift that says, "Don't worry about the stairs anymore!"
- \* A home that oozes versatility and style, making it as functional as it is fabulous - ready for you to snap up before someone else beats you to it.
- \* Seriously, this isn't just a house; it's a lifestyle upgrade. Move in, kick back, and start living your best life at 10 Dulcie Court!



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Onwards and upwards to your Oakdown family stunner!

"I Work Harder - It's THAT Simple!"

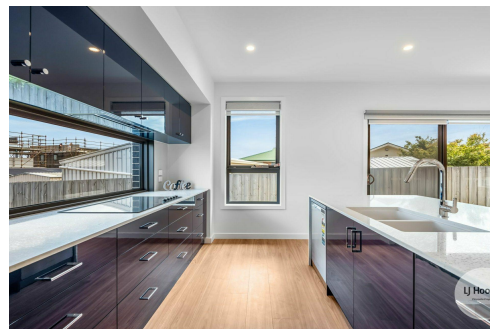
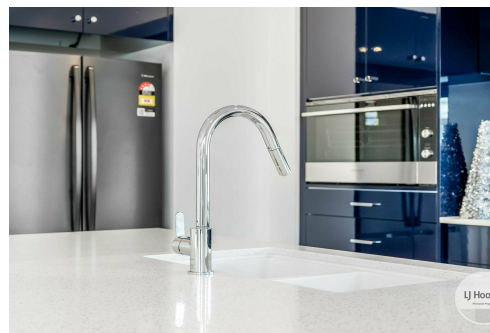
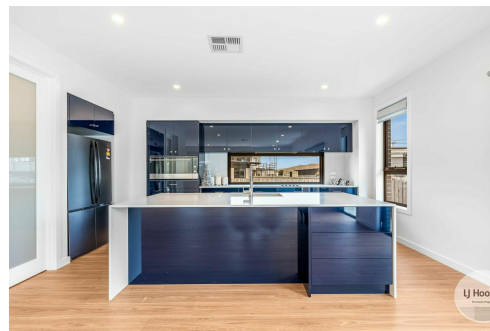
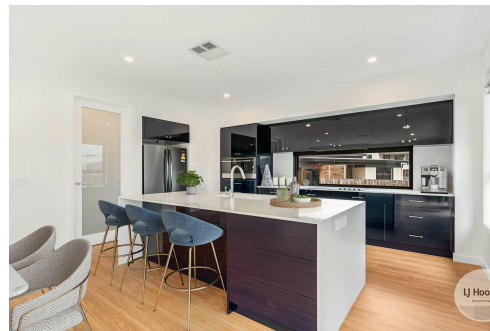
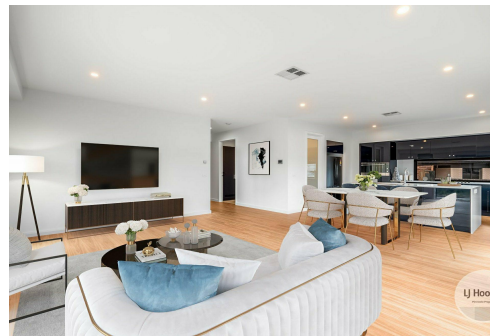
Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

## More About this Property

<b>Property ID</b>	5X3VFCS
<b>Property Type</b>	House
<b>House Size</b>	282 m <sup>2</sup>
<b>Land Area</b>	534 m <sup>2</sup>
<b>Including</b>	Toilets (4)

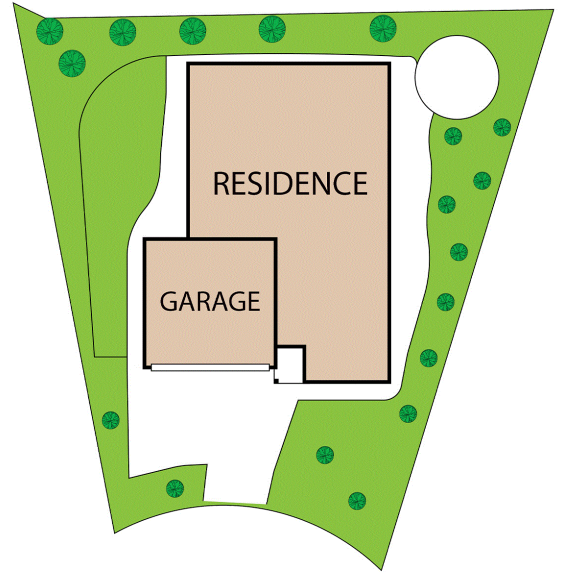
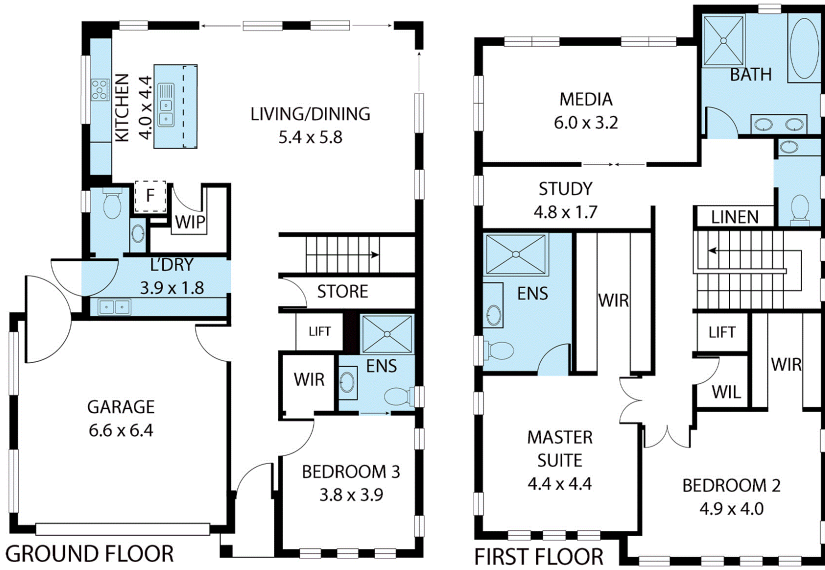
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**10 Dulcie Court, Oakdowns**

House area: 282 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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