







49 Pridley Boulevard, Officer South

Unmatched Quality in a Premium Location!

Perfectly positioned in a peaceful pocket of the highly sought-after Kaduna Estate, 49 Pridley Boulevard, Officer South presents an exceptional opportunity to secure a home where quality, sophistication and lifestyle come together effortlessly.

Showcasing the impressive Henley Reserve "Panama' design, this beautifully appointed residence boasts a display-home standard of presentation, complemented by an extensive range of premium upgrades, stylish fixtures and quality finishes throughout.

Thoughtfully designed with space, comfort and functionality in mind, the expansive interior offers a sophisticated yet welcoming atmosphere, with an impressive array of features including:
· Luxurious master suite complete with a walk-in robe and ensuite featuring double basins
· Three additional generously sized bedrooms, each fitted with built-in robes
· Stylish central family bathroom
· Convenient separate powder room
· Dedicated theatre room, with the flexibility to serve as a fifth bedroom

4 2 2

FOR SALE
$1,030,000 - $1,100,000

VIEW
By Appointment

AGENTS
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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.

· Separate office/study, ideal for working from home
· Well-appointed kitchen featuring quality stainless-steel appliances and stone benchtops
· Spacious butler's pantry, providing additional storage and preparation space
· Functional internal laundry with an abundance of cupboard storage
· Braemar evaporative cooling for added comfort
· Built-in premium Electron EVS 2808 ducted vacuum system with hide-a-hose retractable technology
· Bosch perimeter security system for added peace of mind

The quality continues outdoors, where professionally landscaped front and rear gardens create an inviting setting to relax and entertain. Carefully curated mud-rock landscaping enhances the front garden corners and rear fencing, while the front porch and alfresco area are elevated by custom Merbau timber decking.
Adding further practicality is the premium imported Stilla Hyland Canadian timber shed, complete with a matching Colorbond roof - an ideal space for storing tools, equipment and outdoor essentials.

Combining an enviable location, impressive proportions and an outstanding collection of premium inclusions, this exceptional residence delivers a lifestyle of comfort, elegance and convenience.

49 Pridley Boulevard, Officer South is more than just a home - it's an opportunity to embrace the lifestyle you've been dreaming of.

A home of this calibre is sure to impress. A more comprehensive list of premium upgrades and inclusions is available upon request. Please contact me directly for further details.

Please note: All property details listed were current at the time of publishing. Due to extreme buyer demand, some properties may have been sold in the preceding 24 hours. Therefore confirmation of all opens with the listing agent within 24 hours of their scheduled opening is advised.











MORE DETAILS

Property ID	1QSNFC9
Property Type	House
Land Area	497 m2
Including	Ensuite
	Study
	Evaporative Cooling
	Toilets (2)
	Alarm
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage

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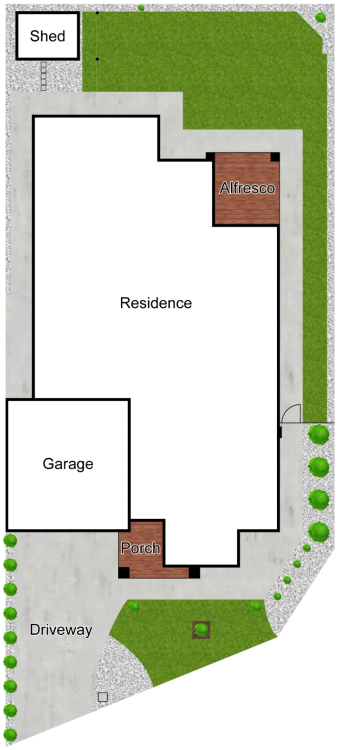
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(Not In Position)



Residence:	182.7m²
Garage:	36.1m²
Porch:	5.1m²
Alfresco:	10.1m²
Total Area:	234m²

This drawing is for illustrative purposes only and while every effort has been made to maintain accuracy, prospective purchasers should check all information

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