



## Ottoway, 7A Calthorpe Terrace

Fresh and Stylish Home with Alfresco Perfection!

Be ready to be quite surprised upon walking into this single-story, light-filled, open-plan home. Set on a unique block, this property offers an ideal blend of comfort, style, and seclusion. Enjoy the added benefits of security and privacy, making it the perfect retreat while still offering easy access to everything you need. Whether entertaining in the spacious alfresco area or relaxing in the inviting interiors, this home provides the ultimate in modern living.

Located in the highly sought-after suburb of Ottoway, this charming 3-bedroom, 2-bathroom family home offers a sophisticated yet inviting style that blends modern comforts with a hint of French Provincial elegance. Perfect for first home buyers, investors, and families alike, this property features a spacious layout with a bright and open-plan living area, as well as an impressive alfresco space ideal for entertaining. With its timeless design, this home offers a perfect balance of functionality and style.



**For Sale**

Sold Prior to Auction

**View**

[ljhooker.com.au/4Z8RFE8](http://ljhooker.com.au/4Z8RFE8)

**Contact**

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**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.

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The heart of the home is the spacious kitchen, which boasts a large butler's pantry, 900mm gas cooktop, dishwasher, and ample storage space. The kitchen seamlessly flows into the expansive living and dining areas, which feature timber-look flooring throughout, creating a warm and inviting atmosphere. Timber bifold doors open to the alfresco area, offering excellent indoor/outdoor living and entertaining options. The main bedroom features an ensuite and walk-in robe, while the other two bedrooms are generously sized, each with built-in robes. A separate main toilet and bathroom add convenience for the whole family.

#### Features You'll Love:

- Large open-plan living and dining area with timber-look flooring throughout
- Modern kitchen with butler's pantry, 900mm gas cooktop, and dishwasher
- Master bedroom with ensuite and walk-in robe
- Alfresco area perfect for outdoor entertaining, with timber bifold doors for seamless indoor/outdoor flow
- 2 additional spacious bedrooms with built-in robes
- Double garage with back access and internal entry
- Separate study or home office
- Separate main toilet and bathroom
- Ducted reverse cycle air conditioning
- Solar panels for energy efficiency
- Low maintenance gardens

Located just minutes from local shopping precincts, schools, and parks, this home offers convenience and lifestyle at your doorstep. The property is also within easy reach of public transport options and major roads, making commuting a breeze. The nearby beaches and vibrant dining options are ideal for enjoying your weekends.

Don't miss out on this fantastic opportunity to secure a modern home with timeless charm in a prime location. For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Levi Proude on 0434 277 315.

#### Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322



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## More About this Property

<b>Property ID</b>	4Z8RFE8
<b>Property Type</b>	House
<b>Including</b>	Study Air Conditioning Ducted Cooling Ducted Heating Dishwasher Floorboards Secure Parking Fully Fenced Solar Panels

**Rosemary Auricchio 0418 656 386**

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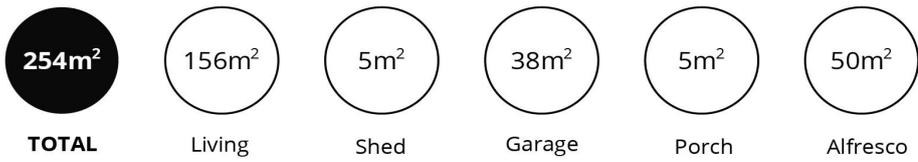
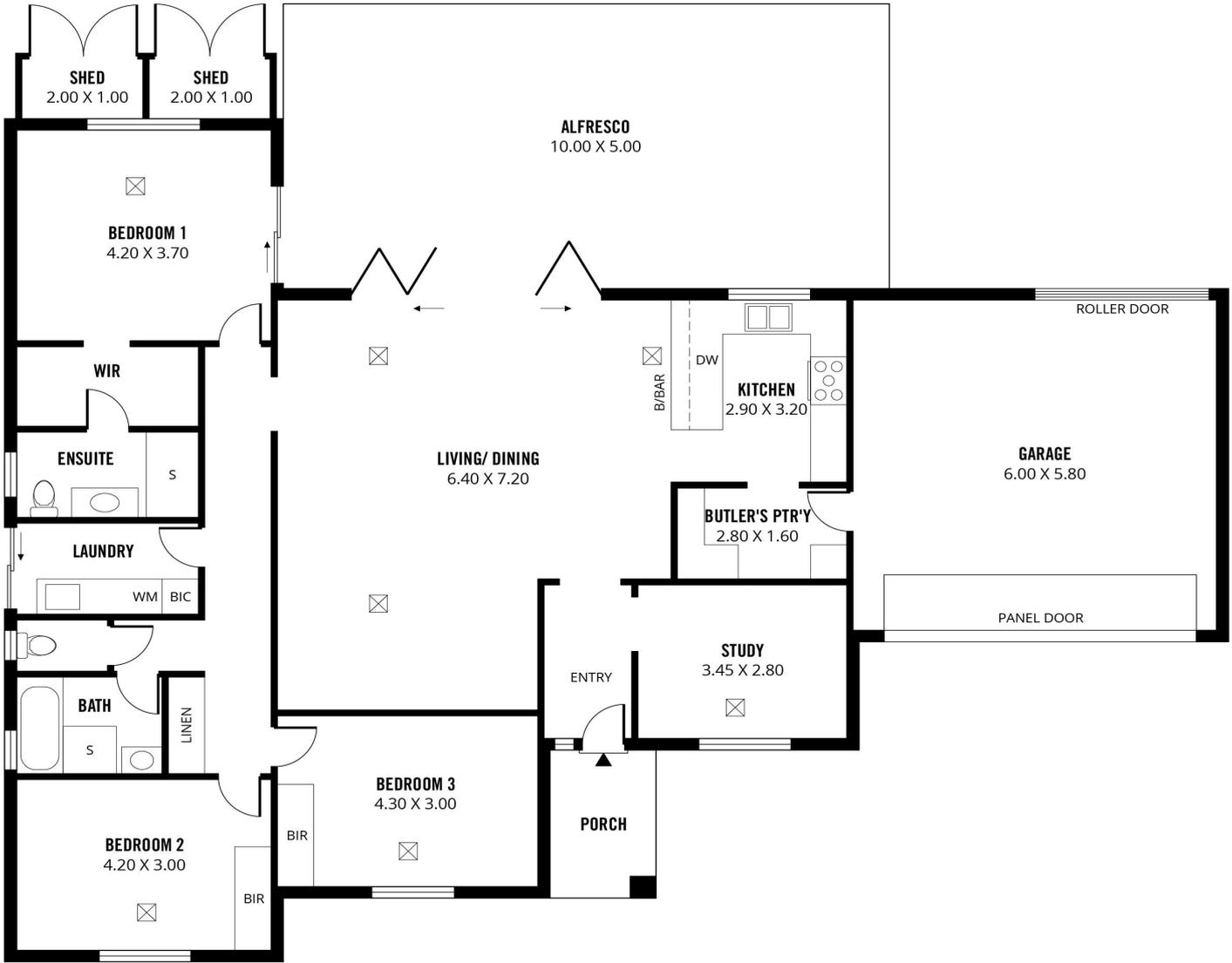
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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