



Raby, 16 Hercules Close

A PLACE TO CALL HOME – COMFORT, STYLE, AND PRACTICALITY

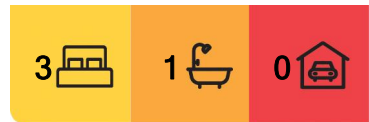
Welcome to this thoughtfully designed duplex, located in the heart of the desirable Raby neighbourhood. This home offers a perfect blend of modern living and everyday practicality, providing a peaceful and inviting space for all kinds of lifestyles.

Nestled between two nature reserves, the property offers a tranquil outlook with green trees and lush grass, creating a serene and private setting that brings nature right to your doorstep.

Upon entering, you'll immediately notice the light-filled atmosphere and open spaces, thoughtfully crafted to create a seamless flow from the indoors to the outdoors. The natural light pouring through the home enhances its airy, welcoming feel. With an open-plan design, the home makes it easy to transition from cosy living and dining areas to a spacious kitchen and outdoor retreat.



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
Please Call

View
ljhooker.com.au/PZXH9H

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Property Features:

- The three bedrooms offer comfort and practicality, with plush carpet flooring and ample storage space. Two of the bedrooms feature ceiling fans and built-in wardrobes, perfect for keeping your space organised
- At the back of the home, the open-plan lounge and dining area creates a relaxed environment for family gatherings or quiet nights in. With direct access to the kitchen and outdoor spaces, entertaining becomes simple and stress-free
- The kitchen, recently renovated, is both stylish and functional. With generous bench space and modern fittings, it's a space where meal prep feels easy, and gatherings with friends and family flow effortlessly
- The updated bathroom combines modern design with comfort, while a separate toilet adds convenience for families or guests
- Timber floors throughout the living areas bring warmth and character to the home, complementing the light-filled spaces and contributing to a natural, inviting atmosphere
- The garage has been creatively converted into a versatile office space, perfect for those working from home or seeking a quiet area to focus. There's still plenty of room for storage or a workshop
- The well-appointed internal laundry adds an extra layer of convenience, designed to make everyday tasks more manageable
- Stay comfortable year-round with ducted air conditioning, offering customisable climate control for every season
- The outdoor entertainment area is your private sanctuary, a peaceful spot for relaxing, dining, or spending time with loved ones, surrounded by low-maintenance gardens and views of the surrounding nature
- The property also includes a garden shed and window blinds throughout for added convenience and privacy

Ideal Location:

- Only a 10-minute walk to Robert Townson Primary and High School, making school runs simple and easy
- A short 2-minute drive to Raby Shops or a 5-minute drive to Eagle Vale Marketplace, offering a range of retail and essential services
- Approximately 10 minutes by car to Minto Railway Station, ensuring convenient access to public transport
- Close to major roads, including the M5 motorway, making commuting a breeze
- As an added convenience, the home is located close to the M5 corridor, allowing easy access to the city via direct train links or motorways

Whether you're buying your first home, investing, or looking for something more spacious, this home is a comfortable and practical choice, offering modern touches in a location that's hard to beat.

More About this Property

Property ID	PZXH9H
Property Type	DuplexSemi-detached
Land Area	303.4 m2
Including	Ducted Cooling Ducted Heating Toilets (1) Deck Outdoor Entertaining Built-in-Robes Fully Fenced

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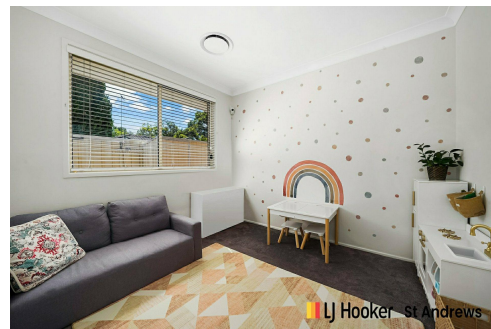
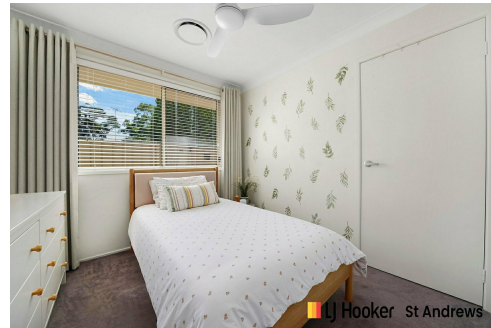
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