



12 McBurney Crescent, Richardson

## Refined Family Living with Space, Style & Lifestyle Appeal

Tucked away in a peaceful, family-oriented enclave of Richardson, this impeccably renovated residence delivers a seamless blend of contemporary sophistication and everyday functionality-set on an expansive 898m2 parcel of land.

From the moment you arrive, the home's quality transformation is evident. Every element has been thoughtfully curated, creating a warm yet refined environment where modern finishes and practical design come together effortlessly.

At its heart, the designer kitchen is both striking and functional, featuring a stone island benchtop, walk-in pantry, quality appliances and gas cooking-perfectly suited to both relaxed family living and effortless entertaining. Flowing living spaces are enhanced by natural light, clean lines, and a calming neutral palette, with year-round comfort assured via ducted gas heating, split system air conditioning and ceiling fans.

Outdoors, the lifestyle offering is exceptional. The substantial backyard has been thoughtfully zoned to offer both functionality and flexibility. One section provides a private, established garden setting

3 1 2

### FOR SALE

\$840,000+

### AGENTS

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### AGENCY

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with mature trees and space to further enhance or personalise, while the other offers an expansive, level lawn complete with a cubby house-ideal for children and pets to enjoy. A large paved pergola creates the perfect setting for alfresco entertaining or relaxed weekend gatherings.

Car enthusiasts, trades or those working from home will appreciate the oversized garage with extra-high ceilings and a versatile workshop or studio space, complemented by an additional carport for convenience.

**Features:**

- Fully renovated with high-quality finishes throughout
- Expansive 898m<sup>2</sup> block in a quiet, established location
- Three generous bedrooms, all with built-in robes and ceiling fans
- Elegant bathroom with floating vanity and full-sized large bathtub
- Designer kitchen with stone benchtop, walk-in pantry, gas cooktop & dishwasher
- Multiple living zones offering flexibility for families
- Ducted gas heating, split system air conditioning
- Rinnai instant gas hot water
- European-style laundry
- Fresh paint, new carpets, floating flooring & LED downlighting
- Oversized garage with 2.4m ceilings plus workshop/studio space
- Additional carport
- Large covered pergola for alfresco entertaining
- Segregated backyard with established garden zone and level lawn with cubby house
- Colorbond fencing
- Updated fascia, eaves and gutters

**Facts & Figures:**

- Living space: 121.60m<sup>2</sup>
- Block: 898m<sup>2</sup>
- Garage: 47.50m<sup>2</sup>
- Built: 1981
- Rates: \$3314 per annum
- Land tax: \$5065 per annum (if applicable)
- EER: 3 stars

This is a home that delivers far more than meets the eye-offering space, versatility and a lifestyle to match. A rare opportunity to secure a move-in-ready property with premium inclusions and room to truly live.

**Disclaimer:**

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## MORE DETAILS

Property ID	CTTHQH
Property Type	House
House Size	121 m2
Land Area	898 m2
EER	3

### **Sally McCallum 0410 835 087**

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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