







3A Bowey Avenue, Salisbury Heights

# Inspection by appointment

The Search is Over!

Positioned on a generous 721sqm (approx.) 'Torrens Title' allotment, this stunning 2022 built 4-bedroom family home combines modern styling and space both indoors and out for large families. The split-level layout creates a natural sense of separation between living zones, while the Hamptons-inspired kitchen, complete with shaker style cabinetry and an expansive island bench, forms the centrepiece of the open-plan living and meals area.

A separate front lounge adds another private space to unwind, giving everyone room to feel right at home under one roof. Four spacious bedrooms provide comfortable accommodation, while the versatile second bedroom/rumpus includes direct access to main bathroom and an abundance of built in cupboard space. Perfect for adult children still at home wanting their own space, or those with elderly parents or maybe just a flexible third living room for smaller families.

When it comes to entertaining, there's plenty to get excited about, with a spacious alfresco area and an elevated top-level entertaining space perfectly positioned to take in the views. Finished with quality details throughout and designed for comfortable, low-fuss living, this is a home that brings together space, flexibility and a lifestyle you'll enjoy

4 2 2

**FOR SALE**
$1,300,000 - $1,400,000

**VIEW**
By Appointment

**AGENTS**

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

coming home to!

Features Include:
- Four bedrooms, master located at front of home with walk in wardrobe, ensuite with spacious shower
- Bedrooms three and four both with built in wardrobes
- Flexible bedroom two/rumpus with four built in wardrobes, and direct access to main bathroom
- Open plan family and meals with sheer curtains
- Hamptons inspired kitchen with island bench, shaker style cupboards and drawers, 900mm Westinghouse gas cooktop/oven, Bosch dishwasher, and pendant lighting
- Front lounge with plantation shutters
- Ducted reverse cycle heating and cooling
- Main bathroom with tub and separate toilet
- 2.7m ceilings with LED downlights throughout
- Floating timber floor
- Plantation shutters throughout
" Laundry with additional storeroom
" Outdoor alfresco with exposed aggregate concrete, ceiling fans, and café blinds
- Multi-level rear with lawn, and artificial level
- Top level undercover outdoor entertaining
- Double auto garage with internal access to home

Enjoy the convenience of having Saints Shopping Centre just moments away, home to Saints Foodland, internationally recognised after winning the International Retailer of the Year award at the global IGA Awards of Excellence. For those who love getting outdoors, Cobbler Creek Recreation Park, Anstey Hill Recreation Park and Castieu Reserve are all within easy reach, offering plenty of opportunities to explore walking trails, enjoy nature and spend time with family. With Main North Road also close by, commuting and accessing surrounding shopping, schools and everyday amenities is made simple.

Enquire Today!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

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## MORE DETAILS

| | |
|---|---|
| Property ID | 2E3BGJU |
| Property Type | House |
| House Size | 230 m2 |
| Land Area | 721 m2 |
| Including | Air Conditioning<br>Ducted Cooling<br>Ducted Heating<br>Alarm<br>Dishwasher<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Water Tank |











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| 274m² | 193m² | 36m² | 4m² | 41m² |
|---|---|---|---|---|
| TOTAL | Living | Garage | Porch | Alfresco |

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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