




6 Frenchs Road, Somerset

## WHERE FAMILY LIVING MEETS PEACEFUL SURROUNDS!

Discover the perfect blend of privacy, space and modern comfort set against the quiet backdrop of a country setting. Located just a short drive from town, this beautifully presented home offers relaxed out of town family living without compromising on everyday convenience. An ideal choice for those seeking room to move in a peaceful yet connected location.

Step inside to discover a thoughtfully designed layout centred around spacious open plan living/dining, and a modern kitchen complete with quality appliances and generous storage. A separate living area provides added flexibility for families, while three well sized bedrooms, plus a master with walk in robe and ensuite. A well designed functional floorplan supports the comfort and practicality for everyday living.

Outdoors, the property continues to impress with a wrap around deck. It features an undercover seating area, perfect for unwinding in the evening. A dedicated patio space provides an ideal setting for gatherings with family and friends, while established gardens enhance the homes privacy and appeal while remaining easy to maintain.

4  2  3 

**FOR SALE**  
\$849,000

**VIEW**  
By Appointment

**AGENTS**  
Theresa Button  
0419 395 274  
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**AGENCY**  
LJ Hooker Wynyard  
(03) 6442 3477

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.

 **LJ Hooker**

Completing the picture, this inviting property offers the space, comfort and low maintenance lifestyle that families are searching for. Set in a peaceful setting while still enjoying easy access to everything Somerset and surrounds has to offer.

For more information or to arrange a private inspection please contact Theresa today.

- \*\*\* The information on this website has been provided to LJ Hooker Wynyard by third parties. While LJ Hooker Wynyard have taken every care to verify the accuracy of the property details this information should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. All measurements are approximates \*\*\*\*

## MORE DETAILS

Property ID	K4WFD3
Property Type	House
House Size	172 m2
Land Area	1.96 m2
Including	Ensuite
	Air Conditioning
	Ducted Heating
	Toilets (2)
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Grey Water System
	Water Tank
	Roof Heat Recovery

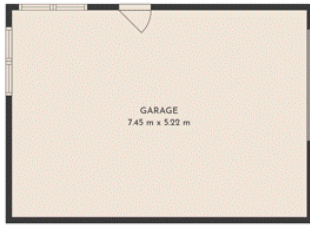
**Theresa Button 0419 395 274**

Sales Consultant | [tbutton.wynyard@ljhooker.com.au](mailto:tbutton.wynyard@ljhooker.com.au)

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Basement



1st floor



**TOTAL: 172 m<sup>2</sup>**  
 Basement: 0 m<sup>2</sup>, 1st floor: 172 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 39 m<sup>2</sup>, COVERED DECK: 72 m<sup>2</sup>, PATIO: 67 m<sup>2</sup>,  
 PORCH: 3 m<sup>2</sup>, CARPORT: 36 m<sup>2</sup>, WALLS: 13 m<sup>2</sup>

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor area: **172 m<sup>2</sup>**  
 Land size: **6,268 m<sup>2</sup>**