







120 Smiths Lane, Sunday Creek

Space, Style & Sustainability: A Magnificent Family Lifestyle

Set on approximately 10 acres and boasting magnificent views towards the Mt Disappointment Ranges, this impressive property offers a wonderful opportunity to secure a spacious country lifestyle for the whole family.
At the heart of the property is a magnificent, architecturally designed Englehart custom-built home, showcasing the quality and thoughtful design of one of Australia's most awarded custom builders. Englehart was among the first builders in Australia to receive national recognition for low-energy housing back in 2001, and this home reflects that commitment to energy efficiency, comfort and sustainability.
The spacious floor plan offers five bedrooms plus a dedicated study, which could easily serve as a sixth bedroom. The generous master suite has a walk-through robe leading to a large ensuite complete with spa bath, shower and separate toilet, while three of the other bedrooms feature built-in robes.
The central kitchen provides an abundance of bench space and storage, overlooking the meals and living area with convenient access to the rear entertaining spaces. A separate lounge is a real feature of the home, highlighted by impressive vaulted ceilings and a striking brick open fireplace, creating a warm and inviting atmosphere.

5 2 6

FOR SALE
$970,000 - $1,020,000

VIEW
By Appointment

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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.

Year-round comfort is well catered for with zoned in-slab floor heating and evaporative cooling throughout, while energy-efficient features include 19 solar panels and a heat-pump hot water system. Town water is another valuable addition.
Externally, there is plenty of room for vehicles, equipment and hobbies, with a double carport offering internal access to the home, plus a substantial 15m x 6m Colorbond shed with concrete flooring. Two dams, established native low-maintenance gardens and a cubby house for the children further complement the property.
Requiring some cosmetic touches, this is an exciting opportunity to add your own flair and capitalise on the space, quality and underlying potential already on offer.
Give the family room to breathe, let the kids enjoy the freedom of country living, and perhaps give them a pony or a mini bike! This is a wonderful lifestyle opportunity with space, views and a home with plenty of character.
Please call Gavin Henderson on 0408 359 764 if you have any queries.

MORE DETAILS

Property ID	80XHJS
Property Type	House
Land Area	10 acre
Including	Ensuite
	Study







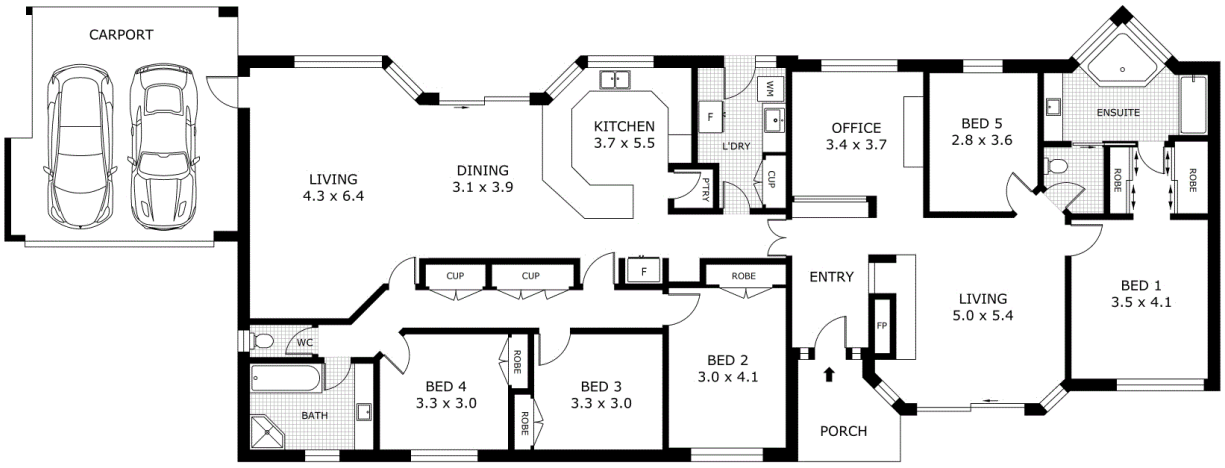




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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 214.6 m²
Porch	- 5.9 m²
Carport	- 32.0 m²
Total	- 252.5 m²

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