

26 Grandis Parade, Taree

A Modern Family Home Only Four Years Old

Built just four years ago and impeccably maintained, 26 Grandis Parade is an impressive modern home in the popular Grandis Estate. Designed with family living in mind, this impressive two-storey residence gives you plenty of space inside and out, with a 670.2sqm block, wide side access and a backyard ready for whatever comes next.

From the street, the modern brick facade makes for a strong first impression. Stepping through the wide front door and the spacious hallway immediately gives the home a welcoming feel. The ground floor has been designed around open family living, with the kitchen, dining and living areas flowing through to the enclosed alfresco.

The main bedroom is also downstairs, making it a great retreat away from the other bedrooms. It is a particularly spacious room with a large walk-in wardrobe and a beautifully finished ensuite bathroom featuring floor-to-ceiling grey and white tiles and contemporary black fittings.

The kitchen is a real highlight. Stone benchtops, sleek cabinetry, soft-close drawers and doors, a 900mm oven, gas cooktop and

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FOR SALE
Price Guide $850,000 - $880,000

VIEW
Sat 7th Nov @ 9:45AM - 10:15AM

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Interested parties must rely solely on their own enquiries.

dishwasher give you everything you need for everyday cooking and entertaining. The butler's pantry adds even more bench space and storage while keeping the main kitchen looking neat and uncluttered.

A beautiful timber staircase forms a feature within the home and leads to three additional bedrooms, all with built-in storage. The fourth bedroom offers flexibility and could also be used as a dedicated home office, media room or extra living space.

The main bathroom is finished in a modern grey and white palette, with floor-to-ceiling tiling, a deep bathtub, walk-in shower and black fixtures and fittings. A separate toilet is conveniently positioned nearby, while a third toilet and powder room is located on the ground floor near the staircase, providing an extra facility for family living and guests.

Throughout the home you'll find tiled living areas and charcoal coloured carpet in the bedrooms, while ducted air conditioning keeps things comfortable when the weather changes.

There is also an enclosed rear alfresco/patio room with a tiled floor. This flexible space could become a second sitting area, children's playroom, home gym, space for your beloved animals or somewhere to sit and enjoy the backyard.

Outside is where the size of the block really comes into its own. The 670.2sqm parcel has a fully enclosed Colorbond fenced rear yard and wide side access. There is plenty of room for additional vehicles and space to consider adding a shed or pool in the future. The elevated position is another feature, with a North-East aspect that is well placed to catch the summer breezes.

A double lock-up garage with remote access and internal entry provides secure parking, while the internal laundry room has its own external door for easy access to the yard.

The location is convenient without being right in the middle of the hustle and bustle. Bunnings Warehouse is approximately 1.1km away, Club Taree Golf Club is around 1.7km from home and the local Primary School is approximately 1.5km away. Childcare is also close by, while Taree CBD is only 3km from the property.

Only four years old and still under builders-warranty, this home presents beautifully and is ready for its new owner to move straight in and enjoy. With its modern finishes, well-planned layout and spacious backyard, 26 Grandis Parade offers a wonderful opportunity to secure a quality home in the Grandis Estate. Come along to one of our open homes or contact Kelly Sawyer on 0421 025 081 or Justin Atkins on 0417 955 176 for further information.
Disclaimer: All information provided has been sourced from relevant third-party providers. While we strive for accuracy, we do not guarantee its correctness and make no warranties regarding the information supplied. Interested parties are advised to conduct their own investigations.

Please Note: Certain photographs have been edited to remove furniture and personal belongings owned exclusively by the Vendor.

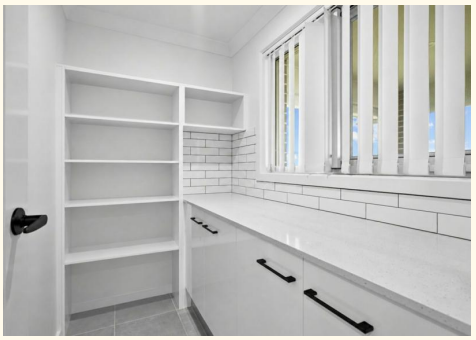
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MORE DETAILS

Property ID	1S3SF7G
Property Type	House
Land Area	670 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Water Tank







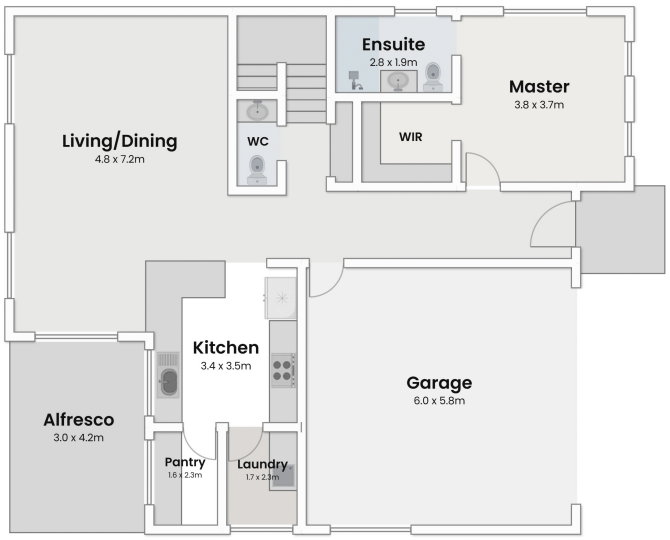




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Ground floor



First floor

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Fixtures and measurements in this floorplan are provided as an approximate guide and for illustrative purposes only.

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