



17 Sunset Court, The Gap

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## A Hidden Gem Overlooking the Ranges

Welcome to 17 Sunset Court &mdash; nestled in a quiet cul-de-sac and perfectly positioned to capture stunning views of the ranges.

As you step inside, you're greeted by a bright open-plan living and dining area featuring tiled flooring and large windows that invite an abundance of natural light. The kitchen is well-appointed with an electric cooktop, oven, dishwasher, and plenty of storage space.

All three bedrooms are carpeted and include built-in robes, ceiling fans, and split-system air conditioning for year-round comfort. The main bedroom enjoys direct access to the outdoor area through a sliding door. The bathroom offers both a shower and bathtub, complemented by a separate toilet for convenience.

The outdoor entertaining area flows seamlessly from the dining room, creating a wonderful space to gather with family and friends.

Additional features include a garden shed, a lock-up garage for secure parking, a veggie garden, both evaporative cooling and split-system air conditioning, and of course &mdash; those breathtaking range views to greet you every morning.

**FOR SALE**  
Please Call

### AGENTS

Tabatha Ballard  
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Sam Linn  
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### AGENCY

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

LJ Hooker

Come and discover the lifestyle that awaits you at 17 Sunset Court &mdash; where comfort meets serenity.

## MORE DETAILS

Property ID	2CZRFD5
Property Type	House
Land Area	499 m2
Including	Air Conditioning Evaporative Cooling Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Internal Laundry

### Tabatha Ballard 0436 418 919

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