

31 Quarterhorse Parade, Wadalba

## Perfectly Presented Lifestyle Package!




Positioned in a sought-after pocket of Wadalba, close to local schools, shops and transport, is this perfectly presented lifestyle package.

Immaculately inside and out and showcasing a stunning pool and outdoor entertainment area.

Be quick to inspect 31 Quarterhorse Parade, Wadalba.

Step inside the fully fenced grounds to:

- Sunny front courtyard with established gardens.
- Vaulted main entry drawing in an abundance of natural light.
- Living and rumpus area with heaps of space for the whole family.
- Kitchen with gas cooking and modern appliances, including a split drawer dishwasher, plus pantry space.

4  2  2 

### FOR SALE

Price Guide: \$1,290,000

### VIEW

By Appointment

### AGENTS

Justin Bond  
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Belinda Bond  
0400 544 557  
belinda.bond@ljhooker.com.au

### AGENCY

LJ Hooker Tumbi Umbi | Killarney Vale |  
Bateau Bay  
(02) 4389 1722

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



- Large dining area capturing a stunning outlook to the pool area, the ideal space for family occasions.
- Four bedrooms all with built in robes including a generous master with ensuite.
- Spacious main bathroom with corner bath.
- Internal laundry and downstairs powder room.

The outdoor area is an entertainer's paradise!

An alfresco area leads to a stunning in ground pool that is finished with limestone surrounds, and has been thoughtfully designed including an established feature garden and storage space.

A fire pit area is the ideal place to enjoy a cozy winters night, and there is an additional shed with roller door entry that takes care of your storage needs.

A generous side yard with access ensures heaps of space for the family pet or kids to play.

Landscaped with established hedge lines for privacy in place, and finished throughout with neutral tones and highlights, plantation shutters, ducted air conditioning, plus solar panels.

Ready for you to move in with the whole family!

This is one home that ticks all the boxes, and inspections will not disappoint.

For further information or to obtain a copy of the Contract of Sale be sure to contact Justin or Belinda today.

Disclaimer: All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty about the information provided. All images, border/s, property boundaries and floor plans are indicative of the property and for illustrative purposes only. Any development potential stated herein is suggestive only and may be subject to relevant approvals, as such it is not to be relied upon. All distances and measurements are approximate. Interested parties must solely rely on their own enquiries.

## MORE DETAILS

Property ID WWMGJF  
Property Type House  
Land Area 624.2 m2  
Including Ensuite  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Pool  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced  
Solar Panels

### Justin Bond 0406 999 007

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### Belinda Bond 0400 544 557

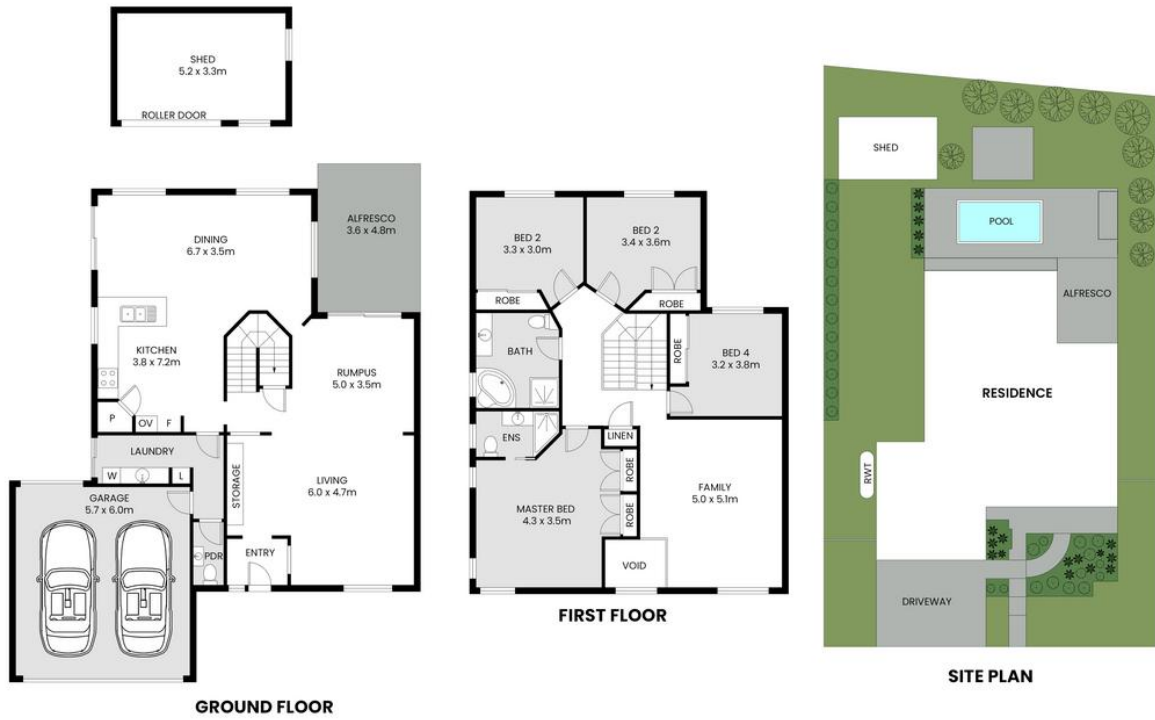
Principal - Licensee | [belinda.bond@ljhooker.com.au](mailto:belinda.bond@ljhooker.com.au)

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APPROX. INT: 245m<sup>2</sup>  
 LAND SIZE: 624m<sup>2</sup>



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