



11 Kondalilla Terrace, Waterford

One of The Sanctuary's best!

Welcome to 11 Kondalilla Terrace, Waterford —an impeccably presented modern 4 bedroom (plus study) family home nestled in the highly coveted 'The Sanctuary' precinct of the prestigious Woodlands master-planned estate.

From the moment you step inside, be captivated by the soaring 4.1m high ceilings in the grand entrance foyer, flooding the home with natural light and creating an immediate sense of space and serenity. This beautifully maintained residence offers the perfect blend of contemporary style and family functionality in a peaceful, nature-inspired setting surrounded by pine trees, gentle breezes, and the soothing sounds of native birds.

The heart of the home is the near-new gourmet kitchen, featuring stunning stone benchtops, a gas cooktop, plumbed fridge space, and ample storage —ideal for culinary enthusiasts. Flowing seamlessly from the huge open-plan living and dining area is the covered outdoor entertainment area, overlooking low-maintenance manicured gardens and a generous backyard perfect for children and pets to play.

Designed with family living in mind, the private master suite is thoughtfully separated from the children's wing, boasting a large ensuite and walk-in robe. Fresh carpet adorns the bedrooms, while

4  2  2 

FOR SALE

Offers Over \$1.05M

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

light contemporary flooring enhances the living spaces. Enjoy multiple living zones, including a spacious living room and expansive family area. Premium finishes abound, with matching stone benchtops in the kitchen, bathrooms, and laundry, complemented by elegant wooden shutters throughout.

Adding to the appeal is a standalone 3x3m teenager's retreat or home office, blending seamlessly with the home's facade on this generous 707m² corner block.

- friendly and cost-saving features include a 6.64kW solar system (installed mid-2023), a 5,000L water tank supplying bathrooms (with recycled and mains water options), mains gas, and ADT security system. Stay comfortable year-round with split-system reverse-cycle air conditioning in the main living area and master bedroom.

Perfectly positioned just a short walk from prestigious Canterbury College, beautiful parks with basketball and tennis courts, skate park, BBQs, and covered seating—all within this sought-after family-friendly estate.

Approximate outgoings (based on current usage for a family of 5):

Council & water rates: \$957 per quarter

Electricity: \$30–50 per month

Gas: \$220 per quarter

This exceptional property in 'The Sanctuary' represents outstanding value in one of Waterford's premier locations. Inspect today and discover your family's forever home!

Key Features:

4 bedrooms + separate teenager's retreat/home office

2 bathrooms with stone benchtops

Soaring 4.1m high entry ceiling

Huge open-plan living/dining + separate rumpus room

Gourmet kitchen with stone benchtops & gas cooking

Covered outdoor entertaining area

Generous low-maintenance yard on corner block

6.64kW solar system (mid-2023)

5,000L water tank + mains gas

Reverse-cycle split-system air-conditioning

ADT security system

Wooden shutters & fresh finishes throughout

Short walk to Canterbury College & parks

5 minutes to Holmview Shopping Centre, Bethania Lifestyle Centre and Waterford West Shopping Centre

MORE DETAILS

Property ID 5HJPF41
Property Type House
House Size 238 m2
Land Area 707 m2
Including Outdoor Entertaining
Remote Garage
Solar Panels
Water Tank

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Internal: 217m² | External: 21m² | Total: 238m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

