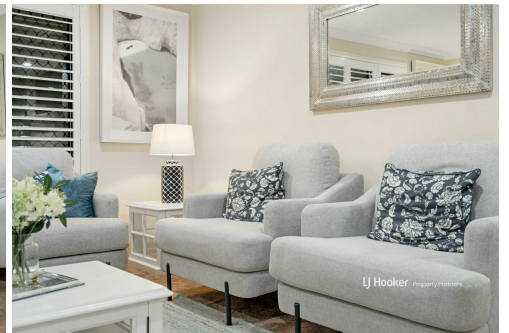
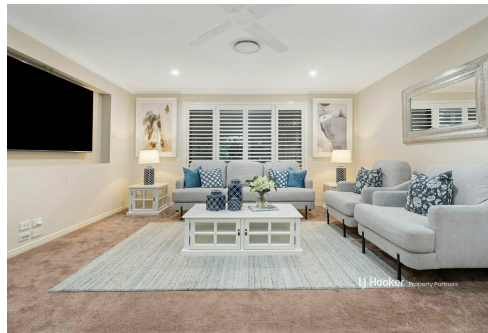
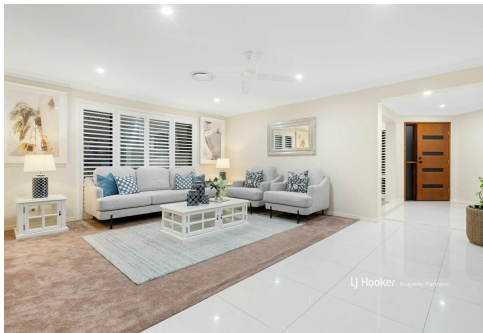




LJ Hooker Property Partners



## Waterford, 3 Tooloom Court

SOLD BY FARAZ PEYMAN

Prepare to fall in love with this modern, sophisticated sanctuary where elegance and family living unite. With multiple expansive living areas cooled by ducted air conditioning and ceiling fans, a chic kitchen equipped for gourmet creations, and a lushly landscaped backyard boasting both a grand alfresco patio and serene Bali hut, this home is the epitome of stylish comfort. Ideally positioned in a peaceful Waterford enclave, it offers proximity to parks, schools, shops, and childcare, creating an idyllic retreat for families and entertainers alike.

Highlights You'll Adore:

- Stylish Family Living: Multiple expansive living areas with ducted air conditioning and ceiling fans for year-round comfort.
- Chef's Delight: A contemporary kitchen featuring lustrous stone benchtops, a high dining bar with pendant lighting, and a walk-in pantry.



**Disclaimer:** 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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2MNF4R](http://ljhooker.com.au/B2MNF4R)

**Contact**  
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0424771557  
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07 3344 0288

- Alfresco Bliss: Grand outdoor entertaining area with a deluxe outdoor kitchen, sprawling tiled patio, and separate Bali hut amidst tropical gardens.
- Lavish Accommodation: Four plush carpeted bedrooms with built-ins and ceiling fans, including a grand master suite with walk-in robe and indulgent ensuite with spa bath.
- Convenient Locale: Stroll to parks and buses, with schools, childcare, and shopping centres just minutes away.

Nestled in a serene new pocket of Waterford, this property combines peaceful surroundings with superb convenience. Enjoy a morning stroll to nearby parks or the local bus stop, or walk the kids to Canterbury College. With shops, schools, and childcare facilities all within a short drive, this tranquil retreat offers the perfect balance of privacy and accessibility.

- 750 m to Jarvis Fenced Agility Dog Park
- 850 m to bus stop
- 1.4 km to Woodlands Early Education Centre
- 1.5 km to Canterbury College
- 3 km to Holmview Central Shopping Centre
- 3.4 km to Waterford State School
- 6.8 km to Windaroo Valley State High School

This home stands proudly on a lovely street lined with other modern residences. Its rendered facade and manicured gardens create an inviting first impression, complemented by wide frontage and a discreetly hidden porch. Driveway parking and a double garage offer practicality, while inside, dazzling downlights, plantation shutters, and ducted air conditioning establish an elegant, radiant atmosphere.

Step through the tiled foyer to discover a home tailored for relaxation and entertaining. To the front, a generous carpeted study provides the perfect workspace for professionals, while a plush formal lounge invites cosy gatherings. Opposite, a formal dining room sets the scene for sophisticated dinner parties.

Toward the rear, an expansive open-plan lounge and dining area takes centre stage, featuring gleaming tiles, ceiling fans, and a wall inlet for your TV. Adjacent is a large, carpeted media room, offering a private haven for movie nights or gaming sessions.

The kitchen is a stylish centrepiece, boasting a high dining bar illuminated by chic pendant lights. Gleaming stone countertops, ample modern cabinetry, quality electric appliances, and a walk-in pantry complete this elegant space--a true dream for culinary enthusiasts.

Continue outside to an alfresco paradise. The sprawling tiled patio, bordered by rustic timber balustrades, features a deluxe outdoor kitchen with a gas stove, sink, and ample storage. Whether hosting barbecues, watching the game, or relaxing with friends, this space adapts to every occasion.

A decked pathway leads to the tropical Bali hut, offering a tranquil spot to admire the flourishing gardens of the fully fenced, landscaped backyard--a true oasis.

Four plush carpeted bedrooms, each with built-in robes and ceiling fans, provide private retreats for the family. The oversized master suite is a standout, with a walk-in robe and an indulgent ensuite featuring a spa bath and shower. A contemporary shared bathroom and



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an internal laundry add to the convenience.

This home also includes:

- 38 Solar panels for eco-conscious living
- A garden shed for added storage
- Security cameras/u-3? & Alarm

This radiant retreat offers an unparalleled blend of sophistication, space, and lifestyle benefits. Don't miss your chance to make it yours--contact Faraz Peyman today for more information or to arrange an inspection.

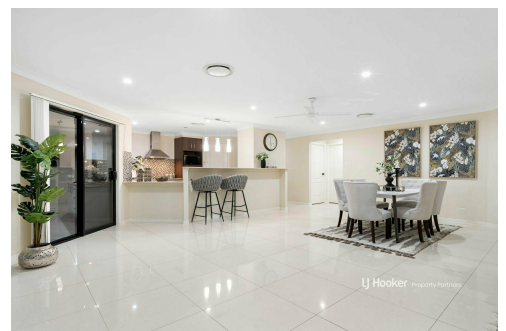
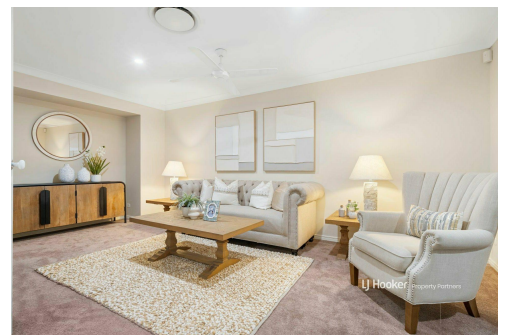
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## More About this Property

<b>Property ID</b>	B2MNF4R
<b>Property Type</b>	House
<b>Land Area</b>	729 m2
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Ducted Heating Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels

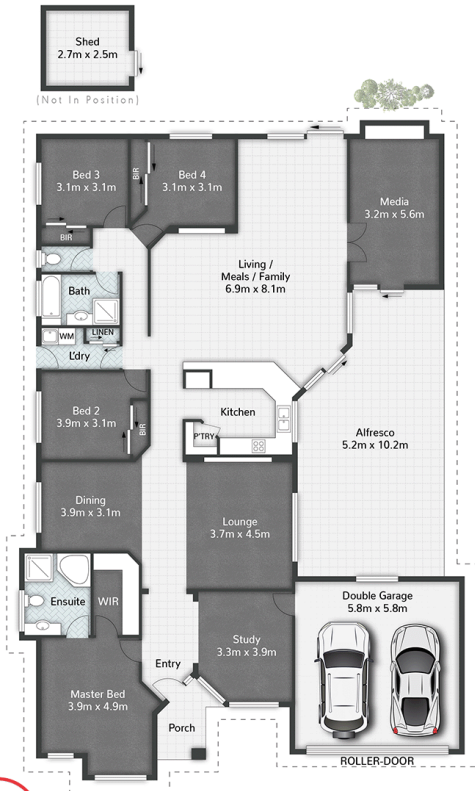
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LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 ALFRESCO
- 5 SHED
- 6 BALI HUT



3 Tooloom Court WATERFORD

4 | 2 | 2 | 310m<sup>2</sup>

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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