



41 Whepstead Avenue, Wellington Point

## Family memories are made of this!

This generously proportioned, family home is ideally located on an elevated 735m<sup>2</sup> block in the highly sought after, family friendly, Bayfields Estate. Entertain family and friends in expansive living areas, flooded with natural light which flow seamlessly out to the deck, private inground pool and gardens.

The floorplan will suit extended family groups with a large kitchen at the heart of the home, four large, flexible living areas, a stunning master suite opening onto a private deck, four additional good-sized bedrooms and luxuriously appointed new bathrooms. Redlands College, Wellington Point State school and the train station are walking distance and the shops, cafes and restaurants at Wellington Point Village only a short drive away.

Call now to become part of this tightly held community and enjoy all the bayside lifestyle has to offer.

- Open plan and light filled kitchen, dining, sitting and generous living area plus an additional upstairs family room opening to an impressive balcony with leafy views
- Large kitchen with expansive breakfast bar, double sink, gas cooktop, electric oven, dishwasher, walk in pantry and loads of

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### FOR SALE

Offers Invited

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Property Centre

(07) 3286 2500

- bench space
- Lovely master suite with sliding door to the balcony, built in and walk in robe, plus stylish, new ensuite with dual vanity, toilet and shower
- Three additional bedrooms upstairs all with aircon, fans and built ins, plus downstairs bedroom with built ins and fans
- Immaculate, new family bathroom with feature bath, shower, vanity and toilet
- Downstairs toilet with vanity and large separate laundry with sink
- Fully fenced, elevated 735m2 block with large street frontage
- Spacious undercover alfresco area overlooking sparkling inground pool
- Good-sized lawn, plus soft fall flooring area and landscaped gardens
- Double garage with electric door, spacious 8m x 4m roller door shed, plus additional side access and ample off-street parking
- Extras include crime safe front door and security screens, freshly painted, 3 phase power, 10kw solar system (32 solar panels), electric hot water and split system air-conditioning

" Dream location —walk to local schools, parks, transport and Wellington Farm. Close to the cafes, restaurants and shops at Wellington Point village

#### MORE DETAILS

Property ID	BTYAF2S
Property Type	House
Land Area	735 m2
Including	Pool Balcony Outdoor Entertaining



#### Karen Renouf 0413 473 461

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## 41 Whepstead Avenue, Wellington Point

Total Approx Floor Area: 328m<sup>2</sup>

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.

Team Renouf 