



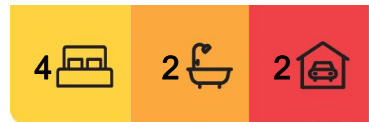
West Haven, 32 Kirmington Terrace

Experience Elevated Living at Waterview Heights

Welcome to your dream home perched atop the prestigious Waterview Heights, boasting views that reach Queens Lake. This stunning architecturally designed two-story, 4-bedroom residence offers practicality, comfort, and expansive spaces ideal for both family living and entertaining.

Three bedrooms await you upstairs, complemented by a main bathroom, while the fourth bedroom downstairs features its own bathroom and both internal and external access. This versatile space creates possibilities, ideal as an additional bedroom, guest room, or a multipurpose area. Plumbing is already in place, offering the potential for a kitchenette addition, providing even more flexibility for this room.

The practical kitchen is designed for convenience, equipped with ample bench space, abundant cupboard storage, and top-quality appliances. A day-to-day pantry and a spacious walk-in pantry cater to your storage needs, ensuring a seamless culinary



For Sale
\$875,000 Price Guide

View
ljhooker.com.au/10B6GQH

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LJ Hooker Laurieton
(02) 6559 5411

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experience.

Enjoy the seamless flow of open plan living across the meals, family, and lounge areas. Whether you're hosting vibrant parties or accommodating a large family, this layout offers the ideal setting for your lifestyle.

Relish the seasons from the front balcony adorned with a vine-covered trellis, offering a charming and seasonally adaptable outdoor space with uninterrupted views. The rear covered deck becomes your personal haven for outdoor relaxation, complemented by a garden that will enchant any avid gardener. The subtropical climate invites the growth of diverse plants and fruits, fostering your green-thumb ambitions.

Crafted with a passive solar design, this home harmonises with nature's elements, offering a cost-effective solution to energy bills throughout the seasons. The full features and benefits we'd be happy to share.

A large automatic double garage with internal access provides convenience and security, accompanied by under-house storage. Additional storage under the stairs ensures ample space for your belongings. The ducted vacuum system will assist you keeping your home tidy.

Situated just a short drive from local shops, schools, and the bustling Laurieton Town Centre, convenience merges seamlessly with the serenity of this elevated locale.

Don't miss the opportunity to make this captivating home your own-where views, versatile spaces, and practical design converge to create an unparalleled living experience. Schedule your viewing today and step into a life of elevated comfort.

PROPERTY FEATURES:

Ground Floor: 105.3m² (approx.)

First Floor: 175.7m² (approx.)

Total House Size: 281m² (approx.)

Land Size: 671m² (approx.)

Council Rates: \$2,344.00 p.a.

MORE INFORMATION

Click on "external links" or "Register Interest" to get a copy of the contract, any reports available and make an offer. Be informed of other offers and any changes to the listing.

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More About this Property

Property ID	10B6GQH
Property Type	House
House Size	281 m ²
Land Area	671 m ²
Including	Air Conditioning Balcony Deck Dishwasher Built-in-Robes Water Tank

Luke Hadfield 0408 461 038

Licensed Real Estate Agent | luke.hadfield@ljhlaurieton.com.au

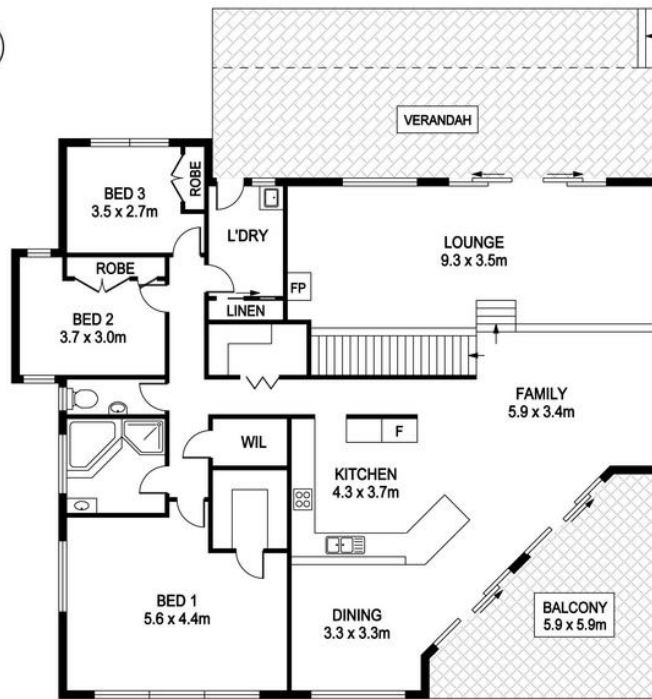
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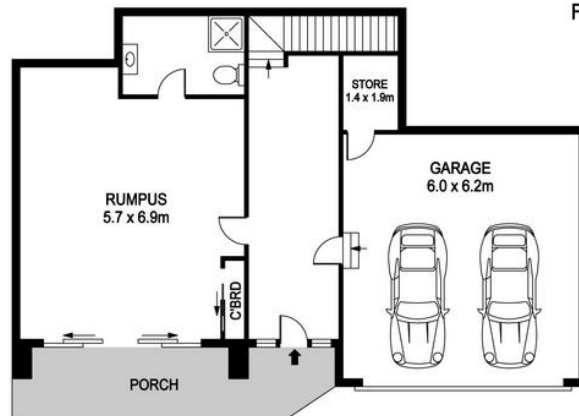


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FIRST FLOOR



GROUND FLOOR

32 Kirmington Terrace, West Haven

GROUND FL : 105.3m²
FIRST FL : 175.7m²

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



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