

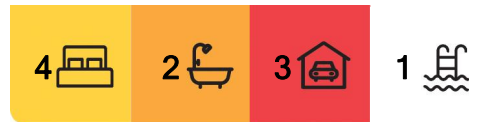


Woolner, 14 Villaflor Crescent

Quality home in central location

Welcome to this well finished home located in the sought after area of City Valley in Woolner. City Valley Estate is centrally located to take advantage of nearby arterial roads out to Palmerston or the northern suburbs and is only a few minutes by car to the city, Fannie Bay foreshore or the Parap Markets. Bayview is just around the corner and Tipperary waters is only a kilometer down the road and super easy to get to.

Originally designed as a 4 bedroom home, the 4th bedroom was changed into a private living area however the layout remains flexible and could easily be turned back into a 4th bedroom. The remainder of the home is open plan and flows nicely between the kitchen, living areas and the outdoor entertaining area. The kitchen is high quality with granite benchtops and loads of storage with additional overhead cabinets. The kitchen overlooks the shaded entertaining area which included a small plunge pool/spa for those balmy evening and is private and well screened from the neighbours.



For Sale
\$699,000

View
ljhooker.com.au/5CHPF2X

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The home also includes a number of additional features which continue to add value to this offering. These feature include a third parking space behind the gate, suitable for a car, boat or trailer as well as a home office which comes off the garage which is perfect for that home business if you don't want to bring customers through your home.

Features include:

- * 4th bedroom or additional living area
- * Quality kitchen with Granite benchtops and extra storage
- * Secure parking for 3 vehicles
- * Private entertaining area including plunge pool/spa
- * Study/home office off the garage
- * Ensuite and walk in robe off the master bedroom
- * Super popular City Valley location

It's easy to see why this area is so popular offering the buyer a superior lifestyle in a suburb close to the city and close to arterial roads to Palmerston and the Northern Suburbs. This home would suite those with a busy lifestyle looking to cut down on travel time by living close to work and other amenities.

Area under title: 428m² (approx.)

Year built: 2005 (approx.)

Planning Zone: LR —Low density residential

Easements: Sewerage easement to Power and Water Authority

Council Rates: \$2,150 per year (approx.)

Status: Ready to move in

More About this Property

Property ID	5CHPF2X
Property Type	House
House Size	249 m ²
Land Area	428 m ²
Including	Study Air Conditioning Pool Built-in-Robes Secure Parking

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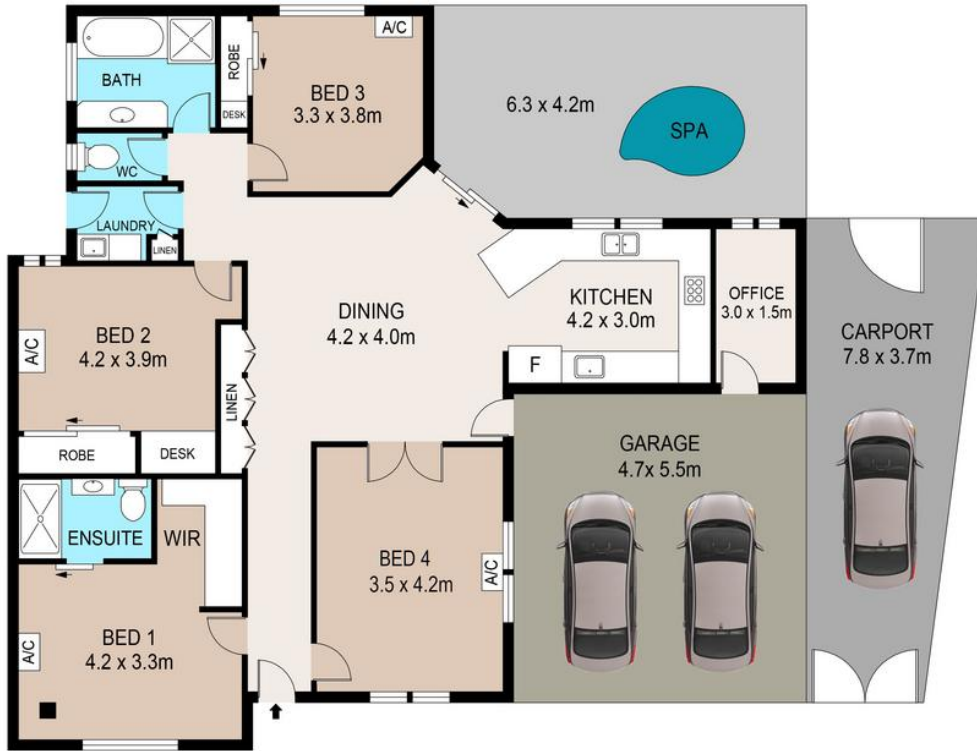
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14 VILLAFLORE CRESCENT, WOOLNER

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