



**PRICE GUIDE:** \$557,500.00

Area: 800 m2

## Exciting, Effortless Living

An attractive exterior profile provides the perfect introduction to the equally impressive interior of this contemporary home. Designed for families to live and play in harmony it is proudly located in one of Northshores most desired crescents.

Boasting a 280sqm floorplan the home is only 3 years old. Having been meticulously maintained with fine finishes throughout this home provides the perfect alternative to building. Overlooking a nature reserve that will not be built out the location makes this home even more alluring.

The floorplan includes an extra wide entry, open plan family and dining area, theatre room, four bedrooms + study (5th bedroom), a huge enclosed alfresco area perfect for relaxed living and a stylish kitchen.

The master bedroom is located at the front of the home with a large two way walk in robe and stunning ensuite. With a bath, shower with three shower heads, floor to ceiling tiles and a beautiful double vanity the ensuite pro

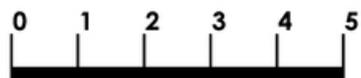
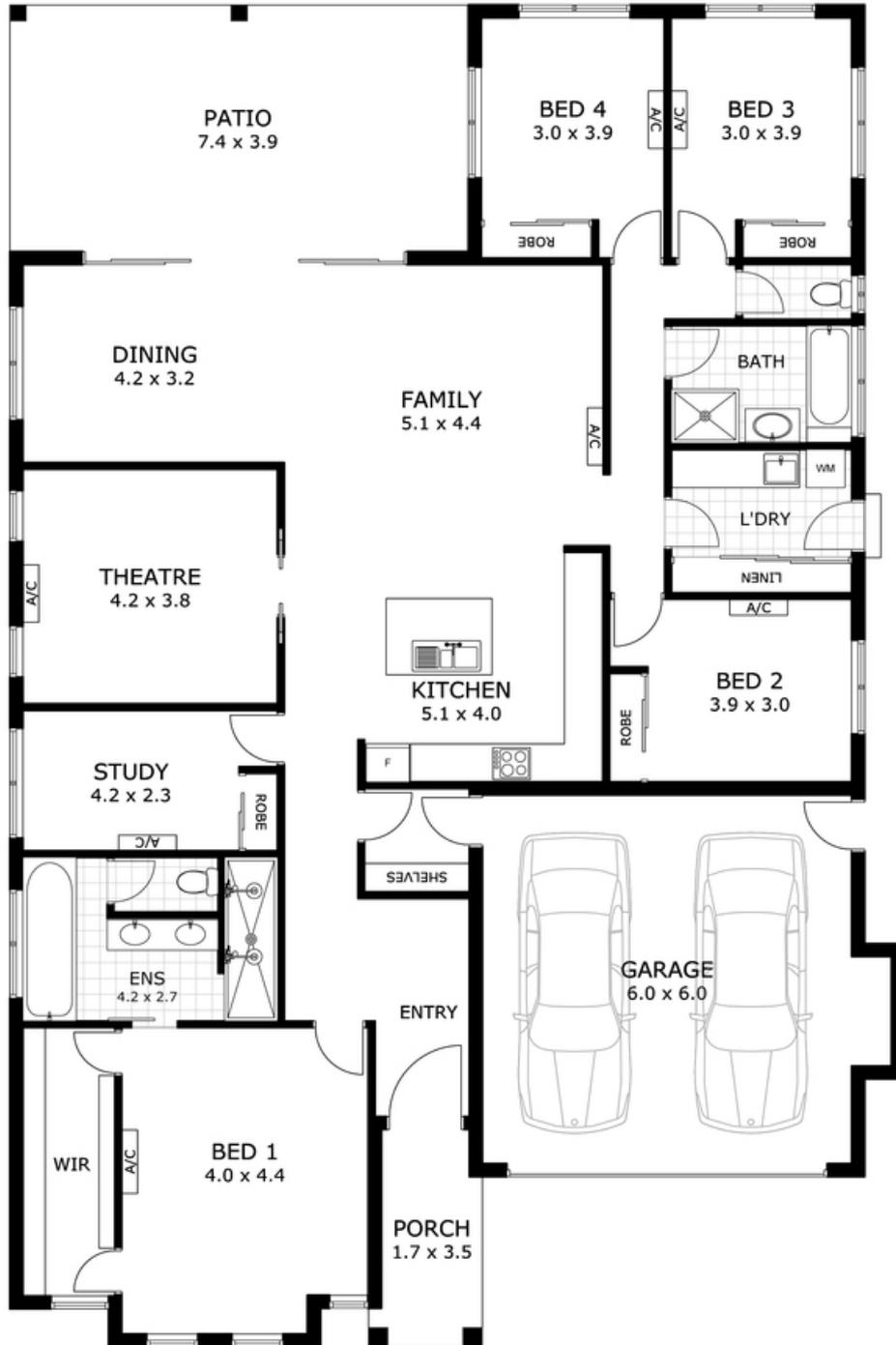


**Shelly Lynham**  
0414 250 166



**OFFICE**

37Thuringowa Drive, Kirwan  
**07 4723 3222**



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 207 m <sup>2</sup>
Garage	- 40 m <sup>2</sup>
Porch	- 6 m <sup>2</sup>
Patio	- 30 m <sup>2</sup>
<b>Total</b>	<b>-283 m<sup>2</sup></b>

## 42 Ashmore Cres, Burdell