



**PRICE GUIDE:** \$650,000.00

Area: 4998 m2

## SOLD BY Graham & Shelly Lynham

With an impressive list of credentials this magnificent large scale family home provides a variety of options. Set on a large, beautifully landscaped, fully irrigated block, it offers a true sense of tranquility and is impeccably presented both inside & out. Having been flawlessly designed it boasts three large living areas plus a dining room - perfect for growing families. A large 3 bay powered shed, inground pool, chook pen and fire pit all add to the lifestyle advantages of this fantastic property.

No rear neighbors on Granitevale Road side gives you the benefit of beautiful bushland views as well as access for boats, trailers or machinery.

### THE PROPERTY

- 5 spacious bedrooms or 4 + Study (all have built in robes)
- Large open plan living area
- Theatre room
- Rumpus room which opens up to patio
- Dining area
- Beautiful modern kitchen with neutral tone



**Shelly Lynham**  
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Scale in metres. Indicate only. Dimensions area 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	- 254 m <sup>2</sup>
Garage	- 38 m <sup>2</sup>
Patio	- 44 m <sup>2</sup>
<b>Total</b>	<b>- 336 m<sup>2</sup></b>

## 18 John Francis Ct, Rupertswood