







‘SUNNYHILL’

3 2 3 2,037m2

A STYLISH HOME WITH STUDIO ON ½ ACRE

SET IN THE FOOTHILLS OF MT GIBRALTAR IS THIS ENCHANTING THREE BEDROOM PROPERTY, BATHED IN SUNSHINE AND NATURAL LIGHT

PLUS A STUDIO UNDER THE MAIN ROOF WITH ITS OWN ENTRANCE IN THIS SOUGHT-AFTER LOCATION

***** Attractive, wide entry with French doors, timber floors and plantation shutters

***** Open plan, north facing lounge, dining and kitchen with ‘spotted gum’ timber flooring, slow combustion fire, split-system air conditioning and French doors to covered verandah with views to Mt Alexandra

***** Country style kitchen with Delonghi 5 burner cooker, stainless steel flue, dishwasher, pantry, double ceramic ‘butlers’ sink, water purifier, timber island bench with storage and breakfast bar

***** King-size main bedroom with door to verandah, bay window and views to Mt Alexandra

***** Bedrooms 2 & 3 with built-in robes

***** 2 bathrooms – main with freestanding deep bath, frameless walk-in shower (wheelchair friendly), vanity & w.c.

***** Laundry with door to outside plus shower, vanity & w.c.

***** Studio / office (lower-level) north facing

Price	SOLD
Property Type	Residential
Property ID	230
Land Area	2,037 m2

Agent Details

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Office Details

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susie embleton
property sales

* Under-house storage

* Laundry with storage & door to outside

* Single garage with internal access

* Water tank with pump (for garden)

* Secure, fully fenced rear yard

* Landsize: 2037m2

SET ON AN ESTABLISHED HALF ACRE WITH THE POSSIBILITY OF SUBDIVIDING (S.T.C.A) OR EXTEND THE EXISTING HOME SHOULD YOU DESIRE

IT HAS A GENTLE ELEVATION WITH NORTHERLY VIEWS TO MT ALEXANDRA

WALKING DISTANCE TO STURT GALLERY & CAFÉ, TOWN CENTRE AND RAILWAY STATION

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