STRUCTURAL HARMONY AND SUPERB PRESENTATION

A GENEROUS FOOTPRINT (392sqm) WITH QUALITY APPOINTMENTS THROUGHOUT

THE STREET APPEAL IS IMMEDIATE; 17 KINGSBURY CIRCUIT MAKES A STRIKING AND BEAUTIFUL FIRST IMPRESSION WITH NEATLY MANICURED BOX HEDGES, A CENTRAL WATER FEATURE AND DRY-STONE WALL

THE ENTRY ESTABLISHES AN IMMEDIATE SENSE OF CALMNESS AND ORDER

* Entrance from Portico

* Wide 'Gallery' hallway

* Formal lounge and dining

* Open plan kitchen and family room

* Superbly appointed kitchen with 900ml electric oven, 5 burner gas cooktop, exhaust fan, Miele dishwasher, microwave, stone benchtops, pantry and breakfast bar

* Casual meals area

* Family room with ceiling fan, sliding doors to garden room

* Garden/sunroom tiled (6.8m x 4m) with pitched roof, ceiling fan and access to rear sunny yard

* Media room (5.6 x 4.1)

4 2 2 800m2

Price	GUIDE $1.575m
Property Type	Residential
Property ID	285
Land Area	800 m2

Inspection Times

Sat 03 Oct, 11:30 AM - 12:15 PM

Agent Details

Susie Embleton - 0488 568 688

Office Details

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susie embleton
property sales

***** Blackbutt timber flooring in informal areas

***** Ducted reverse-cycle air conditioning (zoned)

***** Ventis home ventilation system

* SMA Solar Inverter – 6 kw's

***** Laundry with storage and door to outside

***** 4 large bedrooms – all with robing

***** Main bedroom king-size with ceiling fan and fitted out walk-in robing

***** 2 full size fully tiled bathrooms (ensuite to main)

***** Study or 5th bedroom

***** Garden shed

***** Double garage (6m x 5.8m) with auto doors and internal access

***** Landsize: 800m2

LOCATED IN AN ESTABLISHED AREA AND SET AMONGST OTHER WELL-MAINTAINED PROPERTIES

NEAR TO BICYCLE AND WALKING TRACKS, THE RENOWNED SCOTTISH ARMS TAVERN, REDFORD PARK CAFÉ AND GALLERY AND A 5 MINUTE DRIVE TO THE HUB OF BOWRAL WITH CAFES, CINEMAS AND SPECIALITY SHOPS

We accept no responsibility for misstatement, omission or error contained in this document. Interested parties should rely on their own enquiries

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.