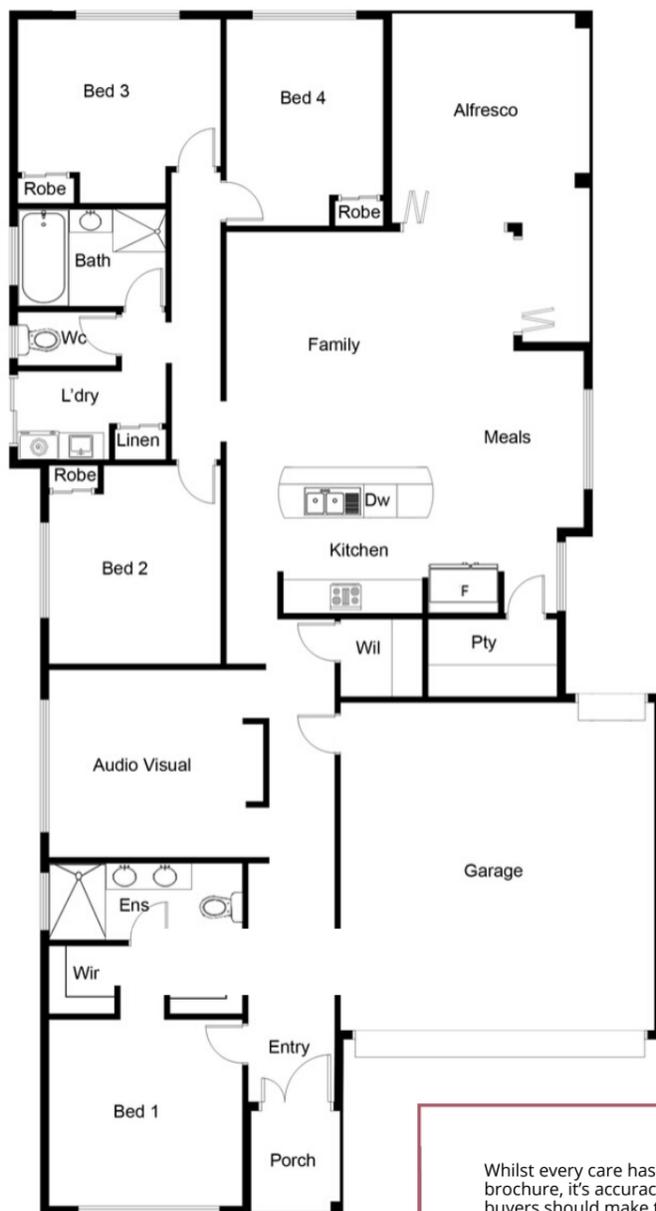




## FLOOR PLAN



Whilst every care has been taken in the preparation of this brochure, it's accuracy cannot be guaranteed. Prospective buyers should make their own inquiry to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the seller or the agent at the time of listing and is subject to change during marketing and are expressly excluded from any contract.

This floor plan is for illustration purposes only and is not to scale and some areas may not be representative of the final layout



## 9 ETHEREAL ROAD, BYFORD

### CONTACT AGENT



### SANDY ANDERSON

Sales Consultant/ Auctioneer

0417 995 579

sandy@morganhayes.com.au



### GET IN TOUCH!

For more information on this property please contact Sandy Anderson on the details provided.



4 2 2 LAND SIZE 447sqm APPROX.

## ENTERTAINER DELIGHT!

With plenty of room to entertain family and friends, this home is the perfect entertainer's delight as it flows nicely from the inside to the outside with wide bi-fold doors to open up the outdoor area and create a welcoming atmosphere.

Enjoy extra preparation space with an over-sized island / breakfast bench and a 90cm cook top and oven.

The easy-care garden has enough yard space for kids to explore. The property is located in the perfect spot with good sized bedrooms, open plan living area with the separate media room and a it boasts of a fantastic location close to schools and parks.

Genuine sellers, so don't wait as this well appointed home will sell fast.

### PROPERTY FEATURES

- Ducted reverse-cycle air conditioning throughout
- Master bedroom with his & her walk in robes
- Master ensuite with over-sized shower, dual sink vanity
- 3 large sized bedrooms with BIR
- Ample storage in laundry and kitchen area
- Entry access from garage to home
- Large double garage with roller door to access the rear and side gate
- Extra-large designer front door
- Large kitchen with powered walk in pantry, large island / breakfast bench with under cupboard LED lighting and feature lighting overhead
- 900mm cooking appliances, dishwasher
- Audio visual room
- Feature lighting in kitchen with under cupboard LED Lighting
- Wood blinds throughout the home
- Easy care gardens, but room for the kids to play

### YEAR BUILT

2013

### RATES

Council Rates: ~\$2500.00

Water Rates: ~\$1098.11



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