



**Absolutely Stunning Home Just Waiting
For You To Move In & Enjoy!!**



56 Fergusson Avenue, Craigburn Farm

Sold for \$1,175,000 (Sep 23, 2024)

Quality built in 2017 by Oakford Homes, this perfectly presented residence doesn't look more than a day old and is ready for you to move in and enjoy all the features it has to offer!

With an appealing street façade, this spacious yet low maintenance home has a Nationwide House Energy Rating of 7.4 stars, and is ideal for family living & entertaining and features:

- An attractive porcelain tiled entrance way
- Large master bedroom with bedside pendant lights, walk thru robe complete with his and hers storage areas with drawers and hanging space, which then leads to the luxurious fully tiled ensuite bathroom featuring the central vanity with Casearstone benchtop, oversized shower, plus the wc
- Up the few stairs and on the left is another room offering versatility as it could be used as a 4th bedroom, nursery, or even a second living space
- The magnificent kitchen is quite expansive and features an island bench complete with an integrated breakfast bar and pendant lighting above and double underbench sinks. There are quality Blanco stainless steel appliances including the gas cooktop, oven, plus dishwasher, plus ample storage with the under bench and overhead cupboards. Preparation is a breeze

Property ID:	L30292366
Property Type:	House
Building / Floor Area:	173
Garages:	2
Land Area:	510.0 sqm

John Cullen
0411 607 888
john.cullen@kp.rh.com.au

with the ample bench space with glass splashback behind. Furthermore, there is a walk in pantry/Butler's Pantry complete with sink, along with the microwave nook, and storage areas and shelves.

- The large light and bright open plan living dining area is equally an intimate space for family dining and relaxing as it is an excellent entertaining space when hosting extended family and friend gatherings, and this extends to the outdoors with the double opening sliding rear doors leading to the alfresco outdoor entertaining area

- Both bedrooms two and three are spacious in size and each feature floor to ceiling built in robes

- These bedrooms are serviced by the centrally located main bathroom, again luxurious in appointments with its full height tiling, vanity with Casestone benchtop, and oversized shower with frameless showerscreen, the deep relaxing bath, plus the second wc

- The purpose built study features built in desks and overhead cupboards and makes for an appealing work from home space

- The separate laundry has one wall dedicated to floor to ceiling storage, plus large bench space with a deep trough, and overhead cupboards too

- The ducted reverse cycle air conditioner is fully zoned for you to temperature control your comfort areas

- You will love entertaining in the alfresco area complete with electric blinds to enclose this whole area should you desire, and also features two outdoor ceiling fans for the warmer evenings

- The upper level grassed yard is low maintenance

- Off-street parking is via the double garage with an automated panel lift door and direct internal access into the home

- Other features include a north facing 5kw solar system to help contribute towards a lower energy account, a security system, and Fiber to the Home NBN

- Situated in this popular area of Craighburn Farm just metres from Big Slide Park, and only around the corner to Craighburn Farm Reserve and Craighburn Lake, plus the various MTB tracks the area has to offer

- Only minutes into Blackwood and an easy commute to the city plus more!!

A Home You'll love Living In!!