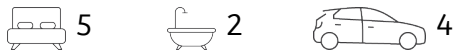




Options Galore and a Green Corridor



13 Penda Place, Gulmarrad

\$895,000

13 Penda Place is a small acreage offering in Gulmarrad with such flexibility of use that it sets itself apart from most others in the Gulmarrad area. Before we move into the home itself the end of cul de sac location already provides privacy but backing onto to a protected green corridor between you and your neighbours enhances that privacy enormously. The large 4210m2 block is fenced and perfect for children and pets to play, there is even a jungle gym for them to enjoy.

The home itself has plenty of options and flexibility on how it could be used with the modifications and additions that have been made. It could be a 5-bedroom room home with 2 living areas. It could be a 4 bedroom with 3 living areas. It has two kitchens and two laundries, so it lends itself to extended family living. The converted garage is the key space that adds the flexibility. It could be a great billiards/games room or rumpus space. Equally it could be a master bedroom with the plumbing in place ready to have a second ensuite created. On top of that the extension at the rear which contains the new kitchen and living space is easy to see that this is the main hub of the home. This leads to the outdoor entertaining area and firepit with the step down and seating around the retaining wall.

This has been a brilliant family home for the current owners and in more recent times a good rental investment. The time has come to sell now, and they have priced their property very attractively for a fast resolution. Call today and book your inspection.

Property ID:	L35535394
Property Type:	House
Building / Floor Area:	223
Garages:	2
Carports:	2
Land Area:	4210.0 sqm

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