



## 35 Flinders Crescent, Wyndham Vale

### There's No Place Like Home, North Facing Aussie Ambience!

Perfectly positioned and built by craftsman who clearly enjoyed their job with an added hint of the Australian BBQ lifestyle; an impressive light filled residence delivering a comprehensive array of well-proportioned, multi zoned living and entertaining areas tailored for a flexible family lifestyle.

Comprising four generous sized bedrooms all with built in robes (Master with Lux ensuite), a formal lounge with adjoining open study to the front, continuing seamlessly through the large and sensibly appointed kitchen which overlooks a tranquil fernery to the eastern side, and onward to the very inviting open plan, meals and family in the hub of this cracking family home.

WOW factor becomes apparent upon exiting to the back yard, greeted by a low maintenance grassed area for kids and pets, with a Buddha calling your attention to the awesome outdoor entertaining area, with adjoining powered workshop come man cave. This is a seriously outstanding finish to a sunny afternoon or great place to relax in company, complete with Bar, Pizza oven and Korean style grill.

The massive gated carport to the west side of the property accommodates two vehicles with ease with a huge pergola extending onwards, allowing perfect access to drive through with a trailer or boat and doubles as an A1 entertainment area for big birthdays or get togethers. Equally as attractive you're offered a possible side access on the eastern side of the property perfect for a caravan or leave as is and enjoy the tranquil setting of the fernery.

Other features include; ducted heating, cooling, timber look floor coverings, 600mm Stainless steel appliance, massive pantry storage, aggregate concreted pergola and much much more.

Houses are many but true homes on offer are rare; give Kyle a call to arrange a viewing.

SMS 35FLINDERS to 0428 440 958 for full property details.



 680 sqm

**\$520,000 - \$560,000**

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