



3 Elmwood Road, **Strowan**

### Standing Tall

This modern, well designed home will instantly appeal.

Situated in the Boys and Girls High School zones – perfect for all of your family.

Walk through the front door and through to spacious interconnecting living rooms. The separate lounge room has a feature gas fire for winter warmth and ambience.

Entertaining will be easy with a well-appointed kitchen providing ample bench space and storage.

Step into the garden through the French doors and enjoy the private and sheltered patio.

The pretty garden is well established and splashes of colour from the roses and other shrubs will add to your enjoyment. Maximise your weekend hours as this garden is easily maintained.

Reap the benefits from having a double sized bedroom downstairs with its very own ensuite.

Upstairs you have another master bedroom which is ensuited and has a walk in robe. This room could be described as a boudoir as there is room for a sitting area to relax in with a book and enjoy the afternoon sun.

There are two other large bedrooms on this second storey too.

New neutral toned carpet has just been laid throughout.

All modern conveniences are on hand in this appealing home.

Double glazing, under floor heating and gas hot water to name a few.

The garaging is super large – double plus with a single sized door at the rear giving access to the garden. Families will be able to store their bikes and other toys with ease.

This peaceful location is very close to local amenities. There are cafes and restaurants within walking distance and it is a quick commute to the heart of the City.

4  2  2 

 516 sqm

### Deadline Sale

ID# 11906100654

### Open for Inspection

Sun 18 Mar, 1:00pm - 1:30pm

Thu 22 Mar, 1:00pm - 1:30pm

Sun 25 Mar, 1:00pm - 1:30pm



**Sue Mullins and Karen Newell**

03 358 9088

027 222 7452