

Sold



18 James Ralfe Dr, Sancrox



## Distinctive home with separate studio on 3.8 acres in ideal location

Located down a quiet cul de sac is this charming three bedroom plus study home, that also offers a completely self-contained one bedroom cottage. It is less than 10 minutes from the freeway yet offering a peaceful slice of acreage living.

The two storey home features an expansive screened verandah that seamlessly connects with the air conditioned lounge and dining/living areas via three sets of French doors. With a northerly aspect the home enjoys plenty of mature trees for shade and an ornate French wood heater for cozy winter nights.

The current owners have installed a stylish new kitchen complete with induction cook top and oven that has sleek caesar stone benchtops and plentiful soft-close storage. The ground floor of the home also includes a bathroom, separate laundry and the study/office.

Upstairs are three bedrooms with the large main bedroom enjoying an ensuite with shower, toilet and vanity.

The separate air conditioned, fully furnished one-bedroom cottage is currently securely leased and offers an open living/dining space, enclosed verandah, kitchen with new stove, separate laundry and ensuite bathroom.

Completing this lovely acreage package is a separate art studio, above ground pool, 9m x 7m two-bay colourbond shed with a 12 solar panel

4 3 4 1 1.53 ha

**Price** SOLD for \$810,000

**Property Type** Residential

**Property ID** 441

**Land Area** 1.53 ha

**Floor Area** 244 m2

### Agent Details

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### Office Details

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system and a delightful array of colourful native birdlife nurtured by the current owners.

Offering an outstanding location that blends privacy and convenience, a useful sized acreage and a charming and versatile home and studio, this lifestyle package has been beautifully maintained for immediate enjoyment.

Please contact the exclusive agent Julie Slater on 02 6585 2212 or 0499 994 241 for more information and viewings.

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