



9 Letinic St, Millbank



SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT - (6 Offers, SOLD in 7 Days for a Great Price!)

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this exceptional family package which has everything you could want & some!

*** ALL OFFERS TO PURCHASE WILL CLOSE 5PM THURSDAY 28th JULY 2022 - PLEASE CONTACT THE AGENT FOR AN OFFER TO PURCHASE FORM IF REQUIRED &/ OR ATTEND THE OPEN HOME'S ***

Situated in a great area, surrounded by quality properties this ""builder's own"" residence has been custom built to the highest standard, with ABSOLUTELY NO EXPENSE SPARED! Offering copious amounts of sheds for the toys, a sprawling floor plan & a huge yard for the kids, this truly is the ultimate executive package!

Features include:

- 5 generous bedrooms, all with built in robes (or 4 + study)
- Spectacular Master Suite with HUGE WIR & stunning ensuite. The master suite also offers its own private outdoor area/ timber deck
- Sizeable open plan Lounge + formal dining room + separate media room + additional rumpus/ lounge room. Yes that's 3 living areas....
- The media room is wired for sound and offers the movie/sports buff a

5 bedrooms 2 bathrooms 5 car spaces 1,628 m2

Price	SOLD
Property Type	Residential
Property ID	303
Land Area	1,628 m2
Floor Area	350 m2

Agent Details

Michael Loader - 0438 384 543

Office Details

Loaders Property Group
0438 384 543



place to relax and enjoy the big screen

- STUNNING CHEF'S kitchen equipped with top of the line stainless appliances & copious amounts of bench space. The kitchen is further highlighted with great storage capacity, wine rack & server window which opens to the outdoor area
- Large stacker doors (with crimsafe) bring the outside in & open onto a HUGE timber deck/ alfresco area overlooking the stunning pool & yard. This a top spot to enjoy a cold beer, family BBQ and watch the kids entertain themselves
- Expertly finished with the highest of quality inclusions which include floor to wall tiling to both bathrooms, feature lighting & fixtures, high ceilings, security screens/crim safe, FULL A/C to the entire home and a variety amounts of other 5 star fixtures (too many to name)
- STUNNING 8m x 4m inground magnesium pool a top spot for summer! This lovely pool features frameless glass fencing which flows seamlessly from the outdoor area/ deck (built in 2018 by lifestyle solution's)
- THE HOME IS ABSOLUTELY LIKE NEW CONDITION AND IS APPROX 350m2 of luxury property under roof built by a local well renowned builder (mark gray) for himself, with absolutely no expense spared
- An amazing family friendly design offering separation for guests/ extended family in combination with modern finish, A MUST SEE for those seeking quality & high end living
- Double remote lock up garage attached to the main residence with remote entry
- HUGE 9m X 6m SHED @ THE REAR which features 3 bays & workshop area. The shed is powered and lit and offers 15 amp power for the tradies. Additional concrete van/boat pad to the side of the shed for trailer/tinny/kids basketball hoop
- Dual side access on offer to the allotment + additional rear access (no rear neighbor), a total of 3 access points to this great yard
- HUGE landscaped 1628m2 block (they don't make these any more) which backs onto parkland, a perfect nature filled back drop to enjoy which can never be built out
- FULL 5KW SOLAR POWER, no more \$\$\$ bills, quality Daiken A/C the entire home
- Nicely elevated to capture the prevailing breeze, very private, quality everywhere you look
- High quality privacy fencing to the entire perimeter of the massive yard, the kids can play in peace & quiet!
- Family friendly area, this is the place to be if you like luxury family living on a large block.
- Ideally located within 2 minutes to the CBD, Hospitals, Medical Hub and variety of schooling 7 shopping complex's
- Presented impeccably, a true credit to the current owners, truly unique offering

· AS YOU CAN IMAGINE THIS HOME HAS TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF, BE PREPARED TO BE AMAZED!

IF YOU HAVE BEEN SEARCHING FOR A QUALITY BUILT HOME WITH ROOM TO MOVE INTERNALLY PLUS ROOM FOR ALL THE TOYS IN A SUPERIOR LOCATION, LOOK NO FURTHER. BLOCKS LIKE THESE IN TOWN ARE NO LONGER MADE THIS SIZE, THIS ONE IS TRULY UNIQUE! THIS STUNNING HOME HAS BEEN BUILT TO A STANDARD, NOT A BUDGET AND A CHANGE IN CIRCUMSTANCES NOW DICTATES THE SALE OF THIS GREAT PROPERTY!

FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT www.loadersproperty.com.au

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

At a glance:

Bedrooms: 5

Bathrooms: 2 (2 toilets)

Living: 3

Car Accommodation: 5+

Land size: 1628m²

SHED – Yes (3 BAY)

A/C – Yes

SOLAR - Yes

Rates - \$1705 p/h Approx

Rent Appraisal - \$750+ p/w

****Disclaimer:** In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document******

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