

**12 Groote Avenue, Hinchinbrook, NSW 2168**



**House For Sale**

Monday, 22 January 2024

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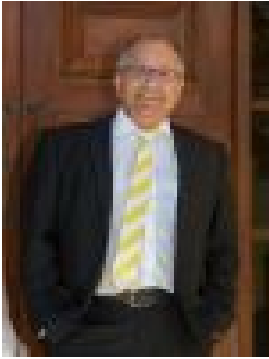
**Bedrooms: 4**

**Bathrooms: 3**

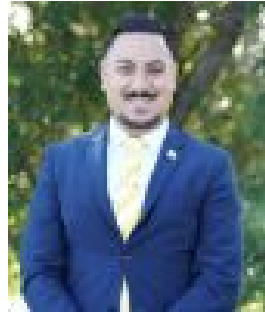
**Parkings: 3**

**Area: 792 m2**

**Type: House**



Nicholas Makrinakis  
0296081555



Simon Nehme  
0435710487

## **Auction Onsite 17th February @11:30am ON-SITE**

This prized solid residence commands a blue-chip position and offers a premium family lifestyle with an exceptional sense of light, space and privacy. Poised for effortless living, the multi-level home stands proud on approx. 792sqm allotment, with broad street frontage and imposing views from the balcony. The home features a fine selection of beautifully appointed spaces complete with quality inclusions tailored for the modern family. The carefully thought out floor plan is complimented with light-filled multiple casual and formal living spaces, featuring a gleaming gourmet timber kitchen with stone benches and quality appliances, spacious dining/family room, study/guest room, sheltered BBQ entertaining zone overlooking the in-ground pool. The home also delivers four oversized bedrooms each with built-ins and huge master bedroom with en-suite and walk-in robe. The lower level consists of a triple car garage as well as a teenager's retreat/in-law accommodation. Don't miss this rare opportunity to capitalise on a home offering an exceptional lifestyle, with the convenience to a variety of well-regarded schools, shopping precincts, parks & recreational areas, public transport, M7 motorway and other prime amenities. FEATURES: • Four bedrooms • Teenagers retreat/Guest room, with separate kitchenette • Three bathrooms, four WC • Sunken formal lounge, fireplace • Rumpus Room, mini Bar • High ceilings • Ducted air • Inground pool, solar heated • Undercover BBQ entertainment area • Land size approx. 792sqm For more information and to arrange your private inspection please call Ray White Green Valley/Hinchinbrook on 02 9608-1555. Disclaimer: Whilst every effort is taken to ensure accuracy of this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and / or financial advice prior to making any commitment or decision.