



## 9 Burrill Rest, Lakelands FOR SALE

\*\*\* OPEN CANCELLED \*\*\*

Nestled at the serene terminus of a tranquil cul-de-sac, 9 Burrill Rest, Lakelands, a Gemmill built home with no maintenance, clay roof tiles in natural earthy palette, offering approx. 223sqm of living space on a 631sqm block, is a testament to both immaculate presentation and meticulous upkeep. This distinguished family abode is a harmonious blend of comfort and style, boasting an array of features that are sure to tick all your boxes.

### Key features:

**Ducted air-conditioning:** Experience year-round comfort with a state-of-the-art ducted air-conditioning system, ensuring the perfect climate throughout the home.

**Spacious layout:** With four well-appointed bedrooms and two modern bathrooms, this residence provides ample space for the entire family to thrive.

**Master retreat:** The master bedroom features an ensuite with a double vanity and an expansive shower, providing a private sanctuary for relaxation and rejuvenation.

**Open-plan living:** Discover a seamless fusion of spaces with open-plan living areas, graced by easy-care tiled flooring that unifies the home's aesthetic.

**Culinary excellence:** The generous kitchen is a chef's delight, equipped with a 5-burner gas cooktop, 900mm oven, ample cabinetry, and a breakfast bar, ensuring culinary adventures are a delight.

**Additional spaces:** Enjoy a dedicated theatre room for cinematic experiences, as well as a spacious activity or extra living area, providing versatility to suit your lifestyle needs.

**Three-car garage:** Benefit from a rare three-car lock-up garage, complete with drive-through access, catering to the needs of both convenience and security.

**Expansive block:** Set on a substantial block, the property offers a sizable backyard, providing a canvas for your landscaping dreams or a space for children and pets to play freely.

**Low-maintenance elegance:** Effortlessly maintain the lawns and gardens which are reticulated



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from mains, allowing you more time to enjoy the comforts of your exquisite home.

Reduced energy bills: With a 6.6kw 20 panel solar system

This property at 9 Burrill Rest, Lakelands, is a testament to refined living, offering a blend of elegance, comfort, and practicality. Perfectly located within walking distance to primary and secondary schools, a bus stop on the corner of the street which will have to the train station in minutes, a short drive to the shops and numerous eateries and cafes and not far to the beautiful beaches. Lakelands has it all!

Don't miss the opportunity to make it your forever home. Contact us today for a viewing!

Disclaimer: This description is intended for advertising and marketing purposes only. While every effort has been made to ensure accuracy, prospective buyers are encouraged to conduct their independent inquiries and exercise their personal judgment regarding the information provided in this advertisement. Lewis Holloway Property presents this information without any express or implied warranty as to its accuracy or currency.

### Features

2 Toilets  
Study

### Land size

631.00 Sqm



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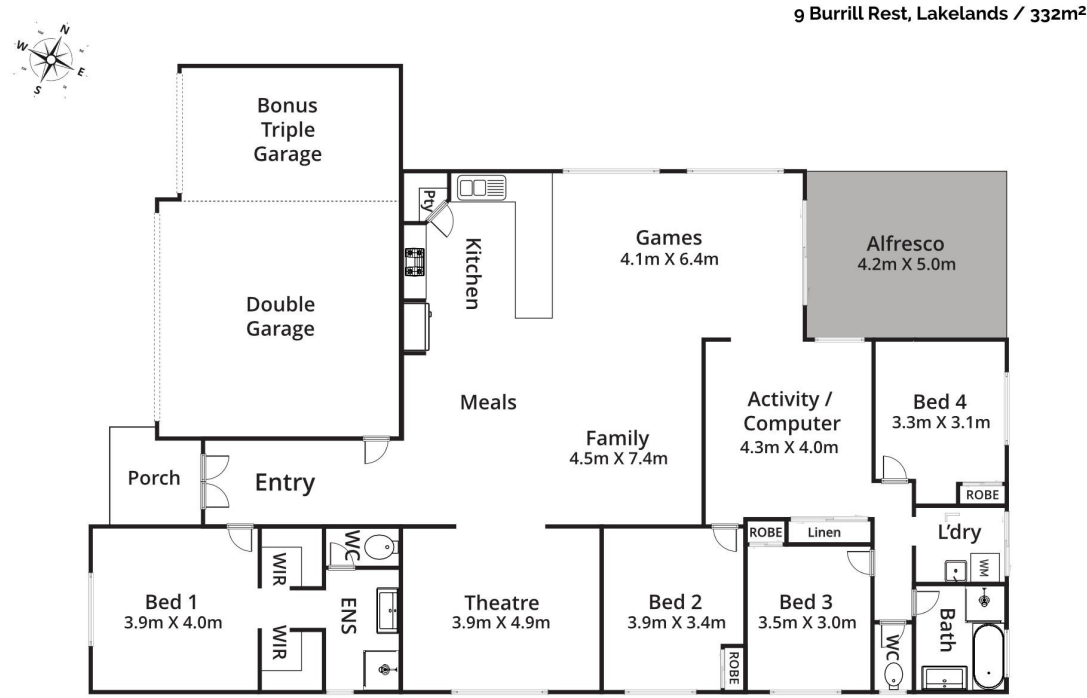


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