



For Sale

6 / 500 Kinloch Road, Kinloch

\$1,299,000

Stylish Family Living in The Poplars

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Set on a generous 2009sqm (approx.) of easy-care grounds in the sought-after Poplars subdivision, this beautifully presented single-level home combines style, comfort, & functionality.

Built in 2018 by Stonewood Homes, it features four double bedrooms plus a separate office -ideal for families or those working from home. The master includes an ensuite, walk-in wardrobe, and there's a separate toilet alongside the family bathroom for added convenience.

Entertain with ease in the spacious open-plan kitchen, complete with scullery, and enjoy effortless indoor-outdoor flow from the dining and family areas to a large, sunny deck. A separate formal lounge with a cosy wood burner provides a quiet retreat. The home is sunny and warm year-round with double glazing, full insulation (including the garage), and a heat transfer system.

The well-appointed laundry leads through to triple garaging, perfect for extra vehicles, a boat, gym or games area with plenty of off street parking for a motorhome or trailer. Kids and pets will love the fenced rear lawn, and there's a garden shed and woodshed for added storage.



Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Land Area:	2009 sqm (more or less)
Floor Area:	235 sqm (approx)
Legal Description:	Lot 101 Deposited Plan 387034
Rateable Value:	\$1,440,000
Rates:	TDC \$5,165.83 pa WRC \$622.98 pa
Poplars Resident Association:	\$575 pa approx for maintenance of entrance, roading, gardens etc
Chattels:	blinds, fixed floor coverings, wood burner, garden shed, oven, cook top, rangehood, dishwasher, waste disposal, light fittings, heat pump, 2 heated towel rails, garage door remote control, alarm system, smoke detectors, 2 combo heater/fan, heat transfer kit, wood shed

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