



## ALL DAY SUN, BEAUTIFUL VISTAS AND PRIVACY

Situated on one of the largest sections (850m<sup>2</sup>) in the highly sought-after Mayfield subdivision this stunning family home is positioned for all-day sun and designed for relaxed living. Solidly built of plaster over brick, the house is elevated enough to have a green outlook over Carmichael Reserve and beyond.

Great indoor/outflow flow from 3 different locations give great entertaining options. Light and airy throughout, the cleverly designed floor plan includes 4 bedrooms, 2 bathrooms, 2 living areas and double garaging.

Recent improvements include new good quality carpets with polished concrete floors in main traffic areas, upgraded kitchen with granite benchtops, ducted central heating/cooling throughout and automatic irrigation system for most of the backyard.

LIM and building report are available on request. Homes of this quality don't last long in Bethlehem.



# \$1,100,000

## 17 Hawkridge Heights Bethlehem

Web ID# WB1229

## Bruce Rae

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## Property Information

Property Address	17 Hawkridge Heights, Bethlehem
Legal Description	Lot 150 DP 330215 CT: 124124
Land Value	\$255,000
Capital Value	\$680,000
Capital Valuation Date	July 2015
Rates	\$3,201.35
Year Built	2006
Exterior Construction	Plaster over brick
Roof	Concrete tile
Joinery	Aluminium
House Area	204m <sup>2</sup> approx
Land Area	850m <sup>2</sup> approx
Bedrooms	Four
Bathrooms	One
En-suites	One
Garaging	Double garage
Chattels	Stove, Fixed floor coverings, Drapes, Lightfittings, Screen door x 1, Dishwasher, Electric garage door opener with 2 remotes, Waste disposal, Rangehood, Heated towel rail x 2, Alarm, TV Aerial, Garden shed, Security lights, Ceramic garden pots x 5, Rinnai gas heater, Built in safe.

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### HEALTH AND SAFETY NOTES:

All parties must be registered to inspect this property and comply with the Health and Safety at Work Act 2015.

- Report any incidents, accidents or near misses while on the property.
- Wear suitable footwear, where appropriate, and take extra care on wet, slippery or uneven surfaces. Running is prohibited.
- Do not touch or operate any electrical or other machinery without consent while on the property.
- Children must be supervised at all times and for the purpose of safety it is prohibited for any visitors to use any of the sellers equipment, recreational or otherwise.
- No smoking on the property (this property is a smoke free zone to all visitors)
- In the event of an emergency assemble outside the front of the property.
- All inspections of this property are based on an "as is where is" basis. The agent is unable to guarantee all aspects of risk management disclosure when some risks are unknown or undetected at this point. You enter this property at your own risk.

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