



Sold



96 Howell Avenue, Riverlea

4 2 2

Part of the picturesque Riverlea landscape, this appealing home lets you share quality time with family, entertain friends and tap into numerous lifestyle benefits. Hammond Park on the river, local shops and supermarket, Hillcrest schools and university are close. Built with growing families in mind, the three-level home is sized accordingly with four bedrooms, two bathrooms, an office, rumpus room and two living rooms. All busy activities unfold at ground level where everyday functionality is in tune with family life. Adults can socialise in one living room and let the kids take over the other, or run free in the rumpus room. Living areas are imbued with light and frame garden outlooks. Three double bedrooms, a family bathroom and office rest quietly upstairs. One bedroom boasts a huge walk-in wardrobe and another opens onto a balcony overlooking the street. A fourth bedroom at garden level gives teens a sense of independence. Indoor-outdoor flow creates an enticing environment for relaxation while large swathes of double glazing and gas heating enhance warmth and comfort. Home and gardens are well-presented and there is plenty of off-street parking. Proximity to State Highway 1 makes city and intercity commuting a breeze.

Land area	657 m <sup>2</sup>
Rateable value	\$680,000
Rates	\$3,435.99



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