



Sold



17 Heathfield Avenue, Huntington



If quality, spaciousness and privacy are high on your list of desires then this property is a must view. Situated in a quiet cul de sac in the popular suburb of Huntington you will find this immaculately presented 234sqm house constructed of plaster over brick comprising 3 bedrooms plus office. After entering the front door you will initially stand there in amazement as to the feeling of spaciousness that radiates from the high stud ceiling, light coloured tile flooring and abundance of natural light in part due to the large vaulted skylight above the kitchen complete with granite bench top. The kitchen/dining area is clearly the hub of the dwelling and through the clever use of angles the designer has been able to create a natural flow through to a semi separate living space, formal lounge, north facing portico and wide hallway providing access to three double size bedrooms. For those wishing to work from home the office is adjacent to the front door thereby causing minimal disruption to other family members in case of visitors. The double garage which is generous in size includes workshop and laundry area plus at the front of the section alongside the garage there is also room for more off-street parking/boat storage. The property also lends itself to outdoor entertaining via the large bifold doors providing direct access from the kitchen out onto the north facing and very secluded patio area enhanced by large cantilever sun umbrella. Other notable features include gas operated hot water and underfloor heating system that can be managed by individual zoning throughout the house, a DVS system, fully insulated, quality carpets and curtains, a central vacuuming system and additional storage in ceiling space above garage.

Land area	708 m ²
Floor size	234 m ²
Rateable value	\$810,000
Rates	\$3,764.67

