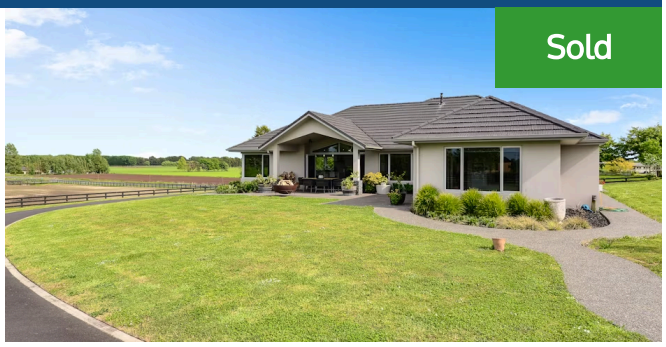
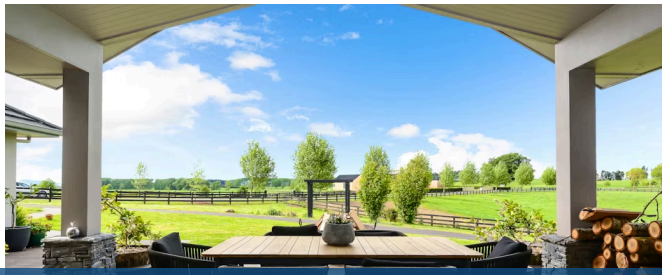
Lugtons

Your home is worth more with Lugton's





Sold



288 Boyd Road, Horsham Downs

4 2 2

In a private lane in a demand location among other quality properties you will discover this 2012 Master Build home. The property rests proudly on a gentle knoll and takes in elevated vistas over farmland and beyond. Well maintained, this timeless design is the perfect escape to come home to. Entry is via a sweeping sealed drive to an inviting entrance. The central foyer opens to the impressive open-plan living areas. Modern, yet understated, this property effortlessly provides a plethora of living options. The hub of the home includes the centrally located kitchen which is well appointed. This large space offers functionality for the entire family and includes quality appliances and a fantastic scullery you will just love. The easy flow continues to the adjoining dining and family areas. You are drawn to the amazing views which are emphasized through the large picture windows and doors. The livings are extended by the alfresco year round covered portico, an integral element for today's living requirements. The formal lounge can be discretely independent or alternatively opened for larger gatherings. The master bedroom is positioned in its own wing offering the perfect space to retreat to. Encompassing large fitted walk in robe and a tiled ensuite with walk in shower. There are sliding doors that maximise the pastoral long-distant views and a deck that links to the main living zones. There are a further three bedrooms and a smart main bathroom. A large custom fitted laundry leads through to the large triple garaging with separate toilet and hand basin. The large parcel of land has further potential to development, perhaps a pool or a tennis court?

Strategically located, this property is in zone for excellent schooling including Horsham Downs and Rototuna Junior and Senior High Schools.

Land area	5110 m²
Floor size	273 m²
Rates	$3,054.00

