



Sold



## 7 Union Street, Claudelands

Crafted with family well-being and lifestyle enjoyment in mind, this Claudelands sanctuary delights on many levels. Serious work has gone into recreating the 1960s home for modern life. Double glazed, the brick and aluminium residence has new guttering, spouting, top and bottom insulation and so much more. A highlight is the securely locked and gated outdoor entertainment precinct that serves as an important adjunct to the home. A superb space for socialising, connecting with friends and dining alfresco, outdoor living is an absolute pleasure on the large deck where you can cook pizza and chill out to your heart's content. Sliding doors and windows make this open air zone immediately accessible. Foodies will enjoy working in the stylish Homewood Kitchen with its quality Bosch appliances, gas hob and stainless steel bench-top. Generous glazing in the living area floods this spacious room with light. The dining room is great for dinner parties. Gas heating and a Moisture Master system keep the interior warm and dry; gas infinity hot water is a welcome convenience. Two of the three bedrooms are double sized, and the third can accommodate bunk beds. The renovated laundry features a bench and storage cupboards while flooring is a mix of new carpet and attractive wooden floors. Outdoors, children and dogs can roam safely in the gated yard at the rear of the 683sqm section, enclosed by rebuilt fencing. The home is well placed on the section to allow plenty of room at the back for kids to play and gardens and fruit trees to flourish. Union Park is your rear neighbour. There is oodles of off-street parking, a single auto garage, carport and garden shed. Kerbside appeal is enhanced by a good-looking concrete driveway.



Land area	683 m <sup>2</sup>
Floor size	135 m <sup>2</sup>
Rates	\$2,918.00



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