



1 Smyth Place, Western Heights

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Sure to attract with elevated position in a leafy green cul de sac where an on-trend blend of easy living and sun-saturation combine over 170+ squares of two-level magic with superb facilities for entertaining. Contemporary and progressive yet possessive of a quaint rustic charm with polished wooden floors complemented by soaring ceilings and tall, wide windows flooding interiors with natural light. Country style kitchen and integrated dining creates an intimate space for meals supported by a second lounge all with great flow to a brick-paved patio set amid a variety of cosmetic plantings in an enclosed private courtyard. A thoughtfully formatted home enjoying quiet separation between communal and sleeping zones comprising three upper level bedrooms inclusive of master with ensuite, walk-in and private Juliette balcony. Occupying a sunny high-side setting in coveted Western Heights on a full sized section complete with internal double garage just minutes to Dinsdale Village and link roads to the CBD. Modern and elegant with a dash of bohemian art-house elements making for an exceptional lifestyle experience - see for yourself. Give Wendy a call 022 647 3524 or David 021 283 0511 for your private viewing.

Land area	805 m ²
Floor size	176 m ²
Rateable value	\$670,000
Rates	\$3,395.00

