



18 Smith Road, Horsham Downs

The mirror image design of this expansive 457m² Horsham Downs residence is tailor-made to accommodate two families under one dwelling. Each family is treated to an environment containing 4 bedrooms, 2 bathrooms, 2 separate living areas and double internal garaging. While there is an absolute sense of privacy, a large central living domain and abundant decking allow families to come together in shared spaces. Built just 3 years ago, the easy-care brick dwelling has all modern comforts and appointments. 2 fully appointed master bedrooms are designed to accommodate super-king beds and enjoy an outdoor aspect, like so many of the family bedrooms. Easy-care laminated flooring in open plan environments can take the knocks and messes of everyday living. Media lounges are peacefully separated from the active living zones. Fully tiled ensuites feature temperature-controlled gas infinity hot water and luxurious dumper head showers. Family bathrooms have walk-in tiled showers. Panasonic ducted air-conditioning keeps the interior ambient all year round. Decor and high-end fittings are on trend. The Feltex carpet is a quality product with thick underlay. LED lights feature throughout. The kitchen benches look sleek topped in composite stone, cabinetry functions have soft-close technology and appliances have been carefully chosen. Both wings are alarmed, have ample storage and good wardrobe space. Metres of decking make the outdoors very accessible from numerous exit points. The super-sized communal rumpus, as well as the 2 open living zones flanking it, unfold to the entertainment alfresco and spa for a sublime indoor-outdoor lifestyle overlooking lush lawn and countryside. Adding further value is a 10m x 12m shed which is handily positioned near the electric gate entrance. The aggregate driveway sweeps down to the garages and forecourt parking. The land has been resown and the series of paddocks is ideal for beefies and pets.

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Land area	1.0123 m ²
Floor size	457 m ²
Rateable value	\$1,270,000
Rates	\$4,174.00

