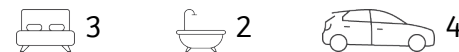




FAMILY MATTERS....



20 Irving Street, Ayr

OFFERS OVER \$400,000

Are you hunting for that perfect family home?... One that will ensure everyone in the family is impressed?... One that includes a lifestyle of relaxing and entertaining?... We are sure your answer is definitely yes so do we have a BEAUTY for you right here... Positioned prominently on a fully fenced 1,631m² super lush corner town block is this impressive 3 bedroom highset family home. Both upstairs and downstairs will not disappoint and there is ample room for everyone to make their claim. Enter the top floor to a fully air-conditioned open plan layout with generous living, dining and kitchen bragging loads of bench, prep and storage and a huge separate walk-in-pantry... Make your way down the hallway where there are three good sized bedrooms complete with air-conditioning, fans and built-ins and all located conveniently close to the bathroom amenities. Downstairs is where it's all happening. Behold a huge tiled and air-conditioned rumpus room perfect for indoor entertaining with built-in-bar or very handy downstairs living area for friends and family to stay. This is also home to the second shower, soothing bathtub and toilet. Walk through to the 2 tandem park auto garage and laundry area. It keeps getting better... A more than generous undercover tiled, fanned and inviting Entertaining/BBQ area is a breathtaking sight to see complete with a sparkling cool in-ground saltwater pool with spa to spend countless hours enjoying your peaceful surrounds with loved ones and friends. Let's not forget hubby as there is a shed complete with side lean-to and fully powered. Current use is for storage but can easily be converted to two lockable bays. We have extras as well... Spare lush block is fully irrigated, there is a pump & bore and to finish a whopping 5.4kw of Solar to keep those bills at bay.... If your family matters and

Property ID:	L1683280
Property Type:	House
Garages:	4
Land Area:	1631.0 sqm

Nora Andersen
0408878273
nora.andersen@ayr.rh.com.au

most importantly keeping them happy and entertained then this is sure to be at the top of your viewing list... This one will not disappoint ð ...