



WOW FACTOR GUARANTEED



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220 EDWARDS STREET, Ayr

\$685,000 NEG

If you are after that wow factor then look no further. We have for one very lucky family the most magnificent low set brick, 4 bedroom masterpiece in one of Ayr's most sought after locations. Close to schools, shopping, the CBD and... Golf... God's greatest game! Bragging a combined 628m² under roof for both home and 2 bay separate matching shed. You will be speechless upon inspection. This quality built home has been well designed with a natural flow throughout its open plan layout. Upon entering you will be in awe of what lays inside. Gleaming tiles, raked cathedral ceilings and clay brick feature walls throughout its multiple generous living and dining areas for the whole family to enjoy. Fully airconditioned with everyone's comfort in mind. Impressive wattle timber kitchen with a stunning granite topped island bench, quality appliances and fittings, ample bench space and an abundance of built in storage in every location to ensure all living spaces remain uncluttered. All 4 bedrooms are of unbelievable proportions. 3 measure 4.5m x 4m and have floor to ceiling built in cupboards and carpeted with both blinds and curtains. The main suite measuring 6m x 3.8m with the generous ensuite, walk in robe and a 6.4m x 3.6m study or retreat to unwind, relax or even utilize as a 5th bedroom or nursery. There are extra wide hallways to all bedrooms and the most well planned internal laundry catering for everything possible. The homes family bathroom is also very pleasing to behold ... offering both shower and luxurious spa bath with separate powder station accented in this homes prevalent timber trims. Secured auto garaged parking 6.4m x 6.4m for 2 offering built in storage as well. The outside will continue to amaze. Fully fenced 1,513m² lush town block with enviable 2nd street access via King Street, 2 bay

Property ID: L1056599

Property Type: House

Garages: 4

Land Area: 1513.0 sqm

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brick, 3 phase powered man cave with fitted fans, shelving and so much more. Covered verandas on all 4 sides, garden shed fitted with shelves and fans and cyclone rated. Whopping 5kw Solar, established lush gardens fitted with a sprinkler system. Underground drainage from all down pipes and cement paths fully surround. What have I been telling you... WOW ... All this and so much more on offer with this outstanding family home... Make this "220 Edwards St" your next home. Pack your golf clubs you are going to need them for this one!

Property Code: 866