

**Heading options:**

**Let there be light**

**Your dream lifestyle starts here**

**What dreams are made of**

**Text:**

You'll be captivated by this quality, low maintenance 32 square contemporary home. Set in a quiet family-oriented community, there's ease of access to local shops, golf course, the freeway and it's just 7 minutes to central Albury. Enjoy stunning sweeping views across the Murray River valley and the mountains beyond from the tinted floor-to-ceiling windows stretching across the front of the home.

The grand, over-sized master bedroom offers a large walk-in robe plus a luxurious, renovated ensuite with glass-walled frameless shower, floor-to-ceiling Italian tiles, hydronic floor heating and heated towel rail.

Your generous open plan kitchen and family living area is filled with natural light from the raised atrium above. You'll love the quality European appliances, large walk-in pantry, stainless steel fridge/freezer and wall-to-wall splashbacks. Gleaming polished timber floors run throughout these areas.

Entertaining family and friends is a breeze in the stylish new alfresco area with stainless steel barbecue, sink, new fridge and dishwasher. Or move out to the large front deck to enjoy the views beneath the retractable umbrella.

Everyone will love movie nights in your spacious home theatre/rumpus room with its massive projector, Bose surround sound speakers and heavy duty block out curtains.

You'll enjoy peace of mind with the Smart Home technology, including keyless entry, security access and remote security gate. Warm up in winter with zoned hydronic heating and cool down the summer months with evaporative air conditioning.

There's space for two large cars and plenty of storage area in the garage, plus a carport for your boat or van.

Just some of the extras include low maintenance, drought-tolerant landscaped gardens with automated watering system, new timber children's play equipment, water features, intercom, high-speed internet wiring and much, much more. We invite you to attend the Open House to view a comprehensive list of the homes features.

ENDS – 302 words