



26 Woodswallow Drive, Happy Valley

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There is a certain feeling and it just feels right

From the moment you step inside the high raked ceilings and open living space create a sense of place and home. It is easy to see yourself relaxing at the end of your day or entertaining family and friends at the weekend.

This home was built in 1984, split-level in design and lives in a popular part of the Valley. The allotment is a beautiful size at 760sqm and the private rear yard setting is a beauty!

The main living area is a fabulous space that feels both connected to the open plan kitchen and dining area, but separated when you want it to be. It is defined by a cool timber balustrade and looks over the kitchen and spacious dining area.

You will love the way the large and modern kitchen has big windows that bring in the outdoors and look out to the entertaining areas. There is a dishwasher, a fantastic cooking range with a gas cook-top, good storage and excellent bench-space where you can pull up a couple of stools.

There are three good-size bedrooms. The children should be happy! Mum and dad have a walk-in robe while bedrooms two and three also have built-in storage. They all have delightful outlooks to gardens and share a renovated main bathroom and ideally a separate toilet.

There is gas heating, ducted evaporative cooling and ceiling fans throughout. The laundry is a big one. There is more storage in here and there could be potential to create a second toilet or second bathroom?

You will love the outdoors! From the main living areas, sliding glass doors open to a huge garden pergola. Partially covered for year-round entertaining while framed open areas bring in the green garden environment. There is an open lawn area for children to play and the family hound will love roaming around this secure, beautiful and surprisingly private rear setting.

Your new home is tucked away behind private front yard gardens. There is a gentle slope down the drive to undercover parking for two cars lengthways and direct entry inside through either the front or back-doors which

Land Area 760 sqm

\$370,000 - \$405,000

ID# 1723

Open for Inspection

By Appointment



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