



Accelerating success.

**HIGHFIELDS**  
40 Lilly Avenue





# HIGHFIELDS

## 40 Lilly Avenue

2,839m<sup>2</sup>

This large family friendly home boast 4 spacious bedrooms, a large living/dining area and two separate media/activity rooms for those members of the family that need some quiet time to relax. The Alfresco is central to the kitchen and living/dining area's which makes entertaining a breeze! The generous main bedroom has been designed as a "retreat" away from the hustle and bustle of the main living areas and other bedrooms.

The Georgian is a luxury family home that will suit those who like time to themselves as well as gathering in the central entertaining areas. Located in the flourishing Lilly Avenue Estate of Highfields, and is only a 6 minute drive to Highfields Village Shopping Centre! A brand new never lived in before home is awaiting your family's love. What's stopping you? Contact us today!

- Truecore Steel House Frame with 50 year Warranty
- Colourbond roof, fascia & gutter
- 6 star energy efficiency rating
- 5,000 L rainwater Tank & Pump
- Porch under Main Roof Line with Concrete
- Alfresco under Main Roof Line with Concrete
- Garage Panel Lift Door with 2 Remote Controls
- Exposed Aggregate Concrete Driveway
- Brick Letter Box
- Flyscreens to Windows & Sliding Doors
- Rotary or Wall Mounted Clothes Line
- Air Conditioning to Family Room
- Carpets to Bedrooms & Media
- Vinyl Planks to Main Living area, & Study
- Tiles to Wet Areas
- Roller Blinds to Windows
- Stainless Steel Kitchen Appliances: Oven, Cooktop, Rangehood & Dishwasher
- Home Fully Insulated
- 6m x 6m Colourbond Shed





20 325



13 195



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**FOR SALE**  
\$625,000

**VIEW**  
As advertised or by appointment

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