



 Kaduna Park

# 108/45 Heytesbury Drive Officer South

\$640,000 - \$665,000

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## Light-filled living in a prized location

Perfectly positioned opposite the clubhouse and surrounded by landscaped gardens, this light-filled home offers relaxed, low-maintenance living with everything close at hand. The open-plan design flows effortlessly to two private alfresco areas — ideal for entertaining or enjoying a quiet moment outdoors. Thoughtful finishes and quality upgrades deliver comfort, style and easy living from day one.

### Key features:

- Ducted heating and cooling plus additional split system
- Private garden with retaining wall for added privacy
- Sun-filled main alfresco, and second alfresco with vine feature
- Privacy blinds to front verandah, and awning to front living room
- Hybrid timber-look flooring to living areas, soft carpet to bedrooms and study
- Plantation shutters, ceiling fans and designer lighting
- Block-out blinds with sheer curtains to main bedroom
- Freshly oiled decking, beautifully presented

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