



# 9 SPRUCE GROVE, MENAI

 4    3    2

## SOLD! Another Holt Result!

SOLD AT AUCTION BY JAMES HOLT RESIDENTIAL. This well-loved and maintained family home. Boasting perfect presentation, an idyllic location, and the inviting covered pergola area allows you to entertain in comfort all year round. Immaculately presented throughout with stunning hardwood floors and plantation shutters.

- \* 4 Sun-kissed bedrooms with built-in robes
- \* Master bedroom with walk-in robes and large ensuite
- \* Modern bathroom with large deep bath
- \* Downstairs Powder room
- \* Internal laundry with external access
- \* Elegant and practical hostess kitchen
- \* Sunlit living room and meals room
- \* Spacious formal lounge/ dining
- \* Upstairs rumpus or TV room/ study
- \* Inviting covered pergola perfect for all year round entertaining
- \* Covered BBQ area
- \* Beautiful manicured low maintenance gardens
- \* Family sized private rear yard
- \* Large double garage

You will love the perfect presentation and the sun-filled open plan living.

House Sold  
Listing ID : 61891460  
Price :

### Contact



An ideal quiet cul de sac location within walking distance to schools, Menai Market Place, and Menai Metro. This inviting family home is bigger than it looks from the street frontage and yes, there is room for a pool if desired. Genuine vendors are retiring and looking to downsize.

