**ADDRESS: 23 Telluride Drive, Winter Valley**

**HEADING: Spacious Family Living in the Heart of Winter Valley**

**SCRIPT:**

Welcome to 23 Telluride Drive, nestled in the heart of Winter Valley—a vibrant and fast-growing suburb just minutes from Delacombe Town Centre, local schools, parks, and public transport. With everyday essentials and lifestyle amenities right at your doorstep, this location offers the perfect blend of suburban comfort and urban convenience.

Step inside and be greeted by a spacious, light-filled open-plan living zone, ideal for both relaxing with family and entertaining guests. The modern kitchen is beautifully appointed with quality appliances, ample bench space, and a seamless flow to the dining and living areas—creating the perfect hub of the home. Whether you're enjoying a quiet night in or hosting dinner parties, this space delivers on both function and style.

Featuring four generous bedrooms, the master suite boasts its own private ensuite, while the remaining three bedrooms are well-sized and serviced by a sleek central bathroom. Comfort is guaranteed year-round with gas central heating and a split system air conditioner, ensuring you're cozy in winter and cool in summer.

Outside, the undercover alfresco area invites you to enjoy outdoor living and dining all year long, overlooking a spacious backyard set on approximately 584m² of land—ideal for kids, pets, or future landscaping dreams. Additional features include a double car garage, a full security system for peace of mind, and a well-maintained, move-in-ready presentation.

Don’t miss your opportunity to secure this fantastic family home in one of Winter Valley’s most sought-after pockets.

Price: $535-$575K

Contact: - Peter Burley

Second Agent: - Anish Babbar

Bed – 4

Bath – 2

Living – 1

Garage –2

Land size – 584m2