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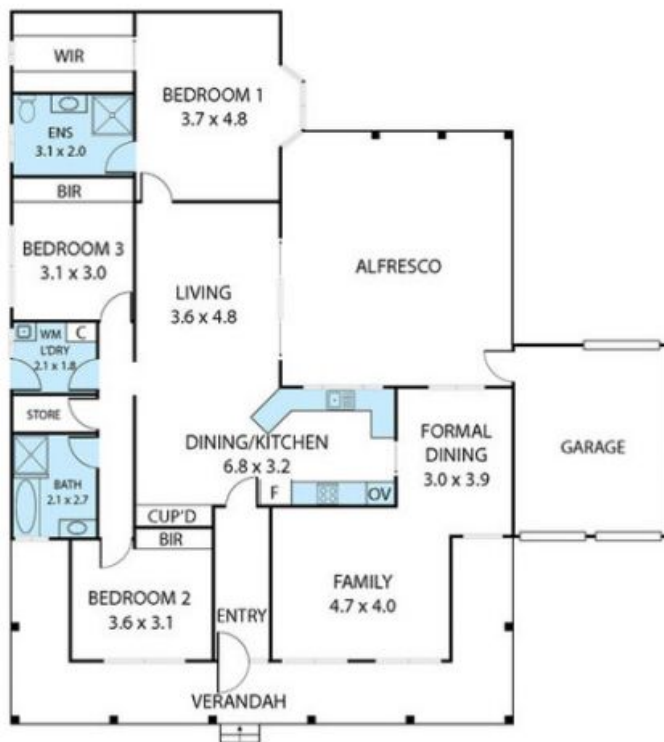
**Contact** Kelly Lane  
0407 406 133

**Type** House

**Land** 953.4 m2

A beautifully situated residence which oozes charm and serenity; this light filled property has a warm, peaceful ambience that is apparent from entry. The back of the home enjoys a northern orientation and is subsequently light infused, while the front offers the cool protection and shade of the south. Located on an undulating and tree lined street, in the quiet enclave of Tolland Heights, 17 Lincoln Avenue is a terrific address.

A fresh and modern kitchen is well positioned on the north side of the house and overlooks the generous undercover rear entertaining area and tiered yard beyond. The kitchen is well equipped with all modern conveniences, including gas cooktop, stylish range hood, electric oven and dishwasher with plenty of drawers. All appliances are stainless steel which bodes well with the white cabinetry and



17 Lincoln Avenue, Tolland NSW 2650, Australia

TOTAL APPROX. FLOOR AREA 147 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.