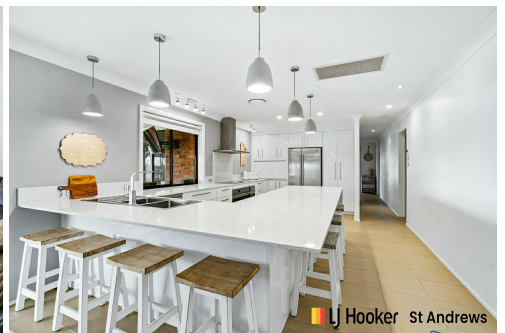


 **LJ Hooker St Andrews**

SOLD



Bow Bowling, 3 Warrumbungle Place

YOUR EXTRAORDINARY HOME AWAITS, STEP INSIDE AND BE AMAZED

Welcome to this beautifully designed home situated on a 879m2 block in the highly desirable suburb of Bow Bowling. This residence combines modern luxury with practical living, offering a range of indoor and outdoor spaces perfect for both relaxation and entertaining.

Upon entering the home be welcomed by a free flowing floor plan filled with plenty of natural sunlight, flexible living zones which seamlessly connect to the central kitchen, and outdoor entertainment zone.

Property Highlights

- The master suite features plush carpet, built in wardrobe and a beautifully renovated ensuite bathroom
- Three additional generous sized bedrooms, each adorned with built in wardrobes,



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For Sale
Please Call

View
ljhooker.com.au/PXAH9H

Contact
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Valeria Medina-Prenol
0450 325 660
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(02) 9820 1500

providing ample storage and comfort

- A substantial sized study, a great area to use as a home office, with the flexibility to convert into a fifth bedroom or guest room
- The generous formal lounge area is ideal for cosy family evenings. Whether you're unwinding with a beloved TV show or sharing stories from your day, this inviting space effortlessly combines relaxation and connection
- One side of the double garage has been transformed into a stylish teenage retreat, offering an ideal space to relax and socialise with friends
- The Gourmet Kitchen is a chef's dream, show off your culinary skills with top of the line Smeg appliances, a sleek stone benchtop with ample preparation area, a dishwasher and an abundance of cupboard space
- Tiled family and dining area that seamlessly integrates with the kitchen, the continuous flow between these areas ensures ease of movement and enhances the sense of togetherness, making it an ideal space for both casual dining and lively family interactions
- Enjoy a stunningly renovated main bathroom, with quality fixtures and fittings, complimented by a separate toilet for added convenience
- The internal laundry designed for ease and efficiency, compliments the homes amenities
- Climate control is an ease with the 4-zone ducted air conditioning system, which ensures optimal comfort throughout the year
- The outdoor entertainment area does not fail to impress with its expansive covered space, where you can enjoy outdoor dining and relaxation while overlooking the peaceful and serene surroundings, including on a clear day panoramic city views. The roll down blinds help to make it a perfect spot for family gatherings all year round
- The drive through garage with internal access provides secure storage for your family car, ensuring it stays protected
- Extras include large garden shed for all your storage needs, security alarm system for peace of mind, a remote controlled garage door for effortless access and double-glazed windows on the south side of the home, enhancing quiet comfort and energy efficiency
- As spring comes enjoy the vibrant, seasonal blooms and lush greenery from the landscaped front and rear gardens

Traveling around is incredibly convenient with several key amenities and transport options located nearby

- The local shops, schools, and medical centre in St Andrews are just a short drive away, approximately 4 minutes, ensuring easy access to essential services and facilities
- The local St Andrews Primary School is also about a 4 minute drive, making it very accessible for families with school aged children
- For those who rely on public transport, Minto Railway Station is just a 6-minute drive away, providing efficient connections to other parts of the Sydney and beyond
- The entry and exit ramps to the M5 motorway are in close proximity, facilitating straight forward travel to various destinations, whether commuting for work or leisure

This property is not just a home it's a lifestyle offering. Make sure you contact us today to arrange a viewing and make this exceptional residence yours.



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More About this Property

Property ID	PXAH9H
Property Type	House
Land Area	879 m ²
Including	Study Ducted Cooling Ducted Heating Toilets (2) Alarm Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

Danny Lo Castro 0410 457 933

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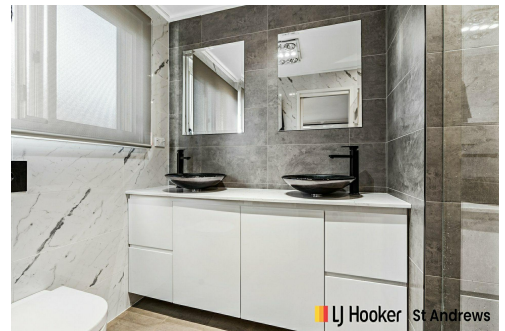
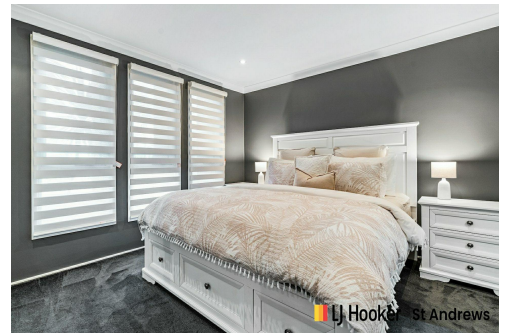
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