



174 Turner road, Currans Hill

## SPACIOUS FAMILY LIVING IN A PEACEFUL CURRANS HILL SETTING

Privately positioned in a quiet and family friendly pocket of Currans Hill, this impressive two storey residence combines practical living spaces with a warm welcoming atmosphere, making it the ideal home for growing families. Its designed with flexibility and comfort in mind, this nicely presented four bedroom home offers multiple living areas, renovated bathrooms, and fantastic indoor and outdoor entertaining.

### Ground Floor Features:

- The tiled living areas at the front of the home, create the perfect setting for entertaining guests or enjoying quality family time
- Dedicated open study/home office space ideal for remote working or study
- Positioned at the heart of the home, the kitchen offers gas cooktop, stone bench top, dishwasher and ample cupboard space. This central hub has been thoughtfully designed for effortless everyday living whether you are preparing your favourite family meal or just putting together a quick bite to eat
- Expansive open plan meals and family area flooded with natural light and capturing refreshing breezes

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**FOR SALE**  
\$1,400,000 - \$1,500,000

**VIEW**  
By Appointment

**AGENTS**  
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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Functional laundry with built in storage plus the convenience of been located right beside the 3rd toilet
- Double lock up garage with ample room for the family vehicle, storage, and weekend hobbies

#### Upstairs Features:

- The upstairs rumpus room is the ideal retreat for movie nights, gaming or a kids lounge
- Four generously sized bedrooms, including a master suite with walk in wardrobe and beautifully renovated ensuite
- Built-in wardrobes to the remaining three bedrooms
- Stylishly renovated main bathroom servicing the upper level
- Split system air conditioning providing year round comfort

#### Outdoor Features:

- Step outside and discover a fantastic backyard designed for entertaining and family enjoyment. The expansive outdoor area seamlessly combines covered alfresco living with open air decking, offering the perfect space for weekend BBQs, celebrations, or simply unwinding outdoors
- Large driveway leading to the double garage with additional off-street parking
- The sparkling above ground pool is guaranteed to be a hit with the kids and creates the ultimate setting for summer entertaining

#### Location

- Conveniently located approximately 500 metres from the local Community Pre School, making daily drop offs and pick ups quick and easy for young families
- Positioned approximately 1.6 kilometres from Currans Hill IGA, including a selection of family friendly restaurants, providing easy access to everyday essentials and dining options
- Approximately 1.6 kilometres from Currans Hill Child Care Centre, offering added convenience for families requiring nearby early childhood care services
- Situated approximately 1.8 kilometres from Currans Hill Public School, allowing easy access to primary education within the local community
- Approximately 3.1 kilometres from Mount Annan Marketplace, featuring supermarket and necessary essentials
- Approximately 3.1 kilometres from Mount Annan Leisure Centre, providing access to recreational facilities

Offering an exceptional lifestyle opportunity with room for the whole family to grow, this impressive home delivers the perfect balance of practicality, comfort, and modern family living

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## MORE DETAILS

Property ID	Q6FH9H
Property Type	House
Land Area	594.2 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (3)
	Pool
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

### Danny Lo Castro 0410 457 933

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### Zachary Martin

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