

Punchbowl, 2A Blenman Avenue

SOLD AT AUCTION BY GEORGE EL DAGHL

Modern Full-Brick Family Duplex with Expansive Sun Washed Backyard!

A quality build, spacious dual-level layout and an expansive sun washed backyard combine in this modern full-brick duplex to deliver the perfect environment for family living and entertaining in an ultra-convenient location. Recently refreshed and appointed throughout with a stylish aesthetic and quality finishes, it reveals a clever design with generous lounge and dining areas enhanced by polished timber flooring and abundant natural light. A sleek open plan kitchen is equipped with stone benchtops and quality stainless-steel gas appliances, while interiors spill out to sun bathed alfresco entertaining and a deep child-friendly backyard. Accommodation comprises four upper-level bedrooms, three of which are appointed with built-in wardrobes and the master features a walk-in wardrobe plus a stylish spa ensuite and enjoys access to a sunlit balcony with a sweeping open outlook. Complete with internal access to a lock-up garage plus additional off-street parking, it is positioned within minutes of quality schools and Punchbowl Station, while



For Sale
SOLD AT AUCTION BY GEORGE EL DAGHL

View
By Appointment

Contact
George El Daghl
0417 207 256
george@ljhcampsie.com.au



LJ Hooker Campsie
(02) 9789 6088

Disclaimer: 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.

enjoying close proximity to major shopping centres and Punchbowl Park.

- Functional family layout with separate lounge and dining
- Sleek open plan stone kitchen with s/steel gas appliances
- Breakfast bar, timber cabinetry and s/steel dishwasher
- Sun bathed alfresco entertaining and large level backyard
- Four upper-level bedrooms, three fitted with built-in robes
- Main with walk-in robe and stylish ensuite with corner spa
- Main bedroom opens to sunny balcony with great outlook
- Third bedroom enjoys access to a second sunlit balcony
- Polished timber floorboards, air conditioning throughout
- Freshly painted, brand-new blinds, int. laundry, third w/c
- Internal access to lock-up garage plus off-street car space
- Walk to Punchbowl Park, quality schools and transport
- Close to Punchbowl Train Station, shopping centres, eateries

Property Size: Total 350sqm approx.

Council Rates: \$414.00 per quarter approx.

Water Rates: \$191.00 per quarter approx.

Details: George El Daghl - 0417 207 256

More About this Property

Property ID	M9BF8V
Property Type	DuplexSemi-detached
Land Area	350 m2

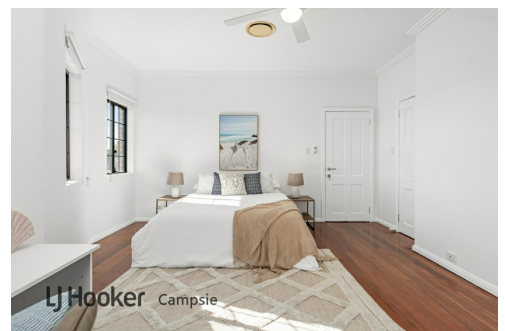
George El Daghl 0417 207 256

Sales Executive | george@ljhcampsie.com.au

LJ Hooker Campsie (02) 9789 6088

197 Beamish Street, CAMPSIE NSW 2194

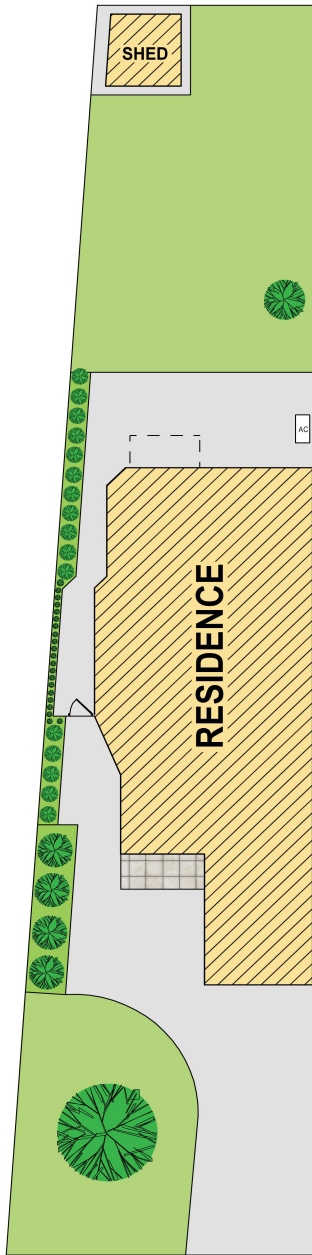
campsie.ljhooker.com.au | info@ljhcampsie.com.au



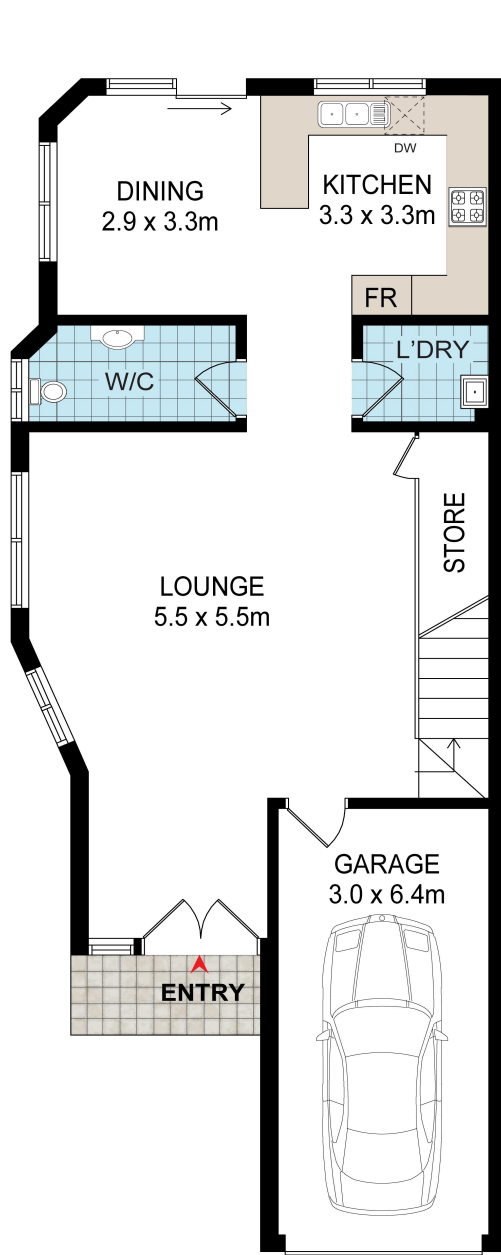
Disclaimer: All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

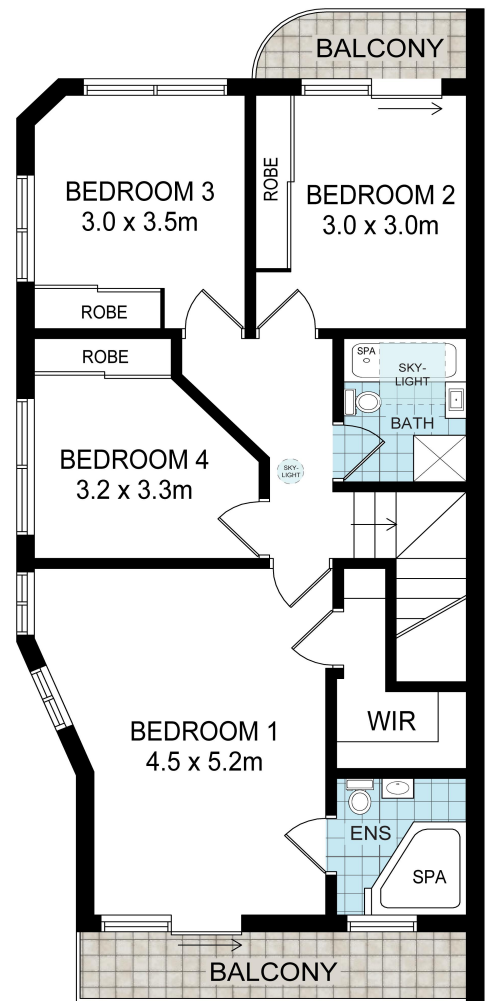
LJ Hooker Campsie
(02) 9789 6088



SITE PLAN (not to scale)



GROUND FLOOR



FIRST FLOOR



2A BLENMAN AVENUE,
PUNCHBOWL

DISCLAIMER: WE HAVE OBTAINED ALL INFORMATION IN THIS DOCUMENT FROM SOURCES WE BELIEVE TO BE RELIABLE; HOWEVER, WE CANNOT GUARANTEE ITS ACCURACY. PROSPECTIVE PURCHASERS ARE ADVISED TO CARRY OUT THEIR OWN INVESTIGATIONS