



44 Burrell Road, Spring Farm

## Custom-Designed Family Home + Separate Granny Flat

Set in a family-friendly neighbourhood opposite a peaceful park and lake, this quality-built home offers stylish living, exceptional space, and the added bonus of dual-income potential with a separately accessed granny flat.

Positioned on a landscaped 680 sq. m\* corner block with lovely street appeal, this residence features high ceilings, timber floors, and a versatile floorplan designed for comfort and functionality. The main home includes an open-plan kitchen, living, and meals area with large sliders opening to a covered alfresco perfect for entertaining. The designer kitchen features 40 mm stone benchtops, a breakfast bar, 900 mm oven, gas cooktop, ducted range hood, and a huge walk-in butlers pantry with dishwasher. A separate media room with built-in ceiling speakers adds another layer of luxury, while five bedrooms (or four plus office) ensure room for the whole family. The main bedroom boasts a walk-in robe and sleek ensuite with his-and-hers vanity. The fully self-contained granny flat includes two bedrooms and enjoys its own private pathway entrance as well as a lovely alfresco and courtyard area; and offers great rental income potential, currently fetching \$450/week or offers space for extended family.

Other key features:

Ducted air with four zones.

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**FOR SALE**

Price Guide \$1,650,000

**AGENTS**

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**AGENCY**

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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**

Double sheer blinds, timber flooring.  
Carpeted bedrooms with ceiling fans and built-in robes.  
Spacious main bathroom with freestanding bath, plus additional powder room.  
Oversized walk-in linen storage.  
Internal laundry.  
2.5 car garage with remote doors and a separate toolshop/home office space.  
Garden shed.  
Astroturf in backyard.  
Established front garden with hedging.  
Built in 2019.  
Opposite playground, reserve and lake.  
1.8 km\* to Spring Farm Shops.  
6.3 km\* to Narellan Town Centre.  
Easy access to Hume Highway on-ramp.

• Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

## MORE DETAILS

Property ID	C2J1T
Property Type	House
Land Area	680 m2

### Wayne Grimson 0425 340 522

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