

1 Melba Way, Caddens, NSW 2747



Sold House

Wednesday, 6 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 754 m2

Type: House



Daniel Palermo



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\$1,410,000

Welcome to 1 Melba Way, Caddens, a stunning single storey brick veneer family home, set on a generous 754sqm corner block of land, offering a perfect blend of style, space, and comfort. This impressive property, just 9 years old and built by the reputable Adenbrook homes, is sure to capture the hearts of families and entertainers alike. The location offers easy access to the M4 motorway, childcare facilities, public transport, parks, sporting fields, Orchard Hills public school and the Caddens Corner shopping centre with Woolworths. Features of the home include:

- Built-in robes, carpets and ceiling fans in all 4 bedrooms, ensuring a comfortable living environment for all. The spacious master bedroom offers a touch of luxury with its ensuite boasting a dual vanity and a walk-in robe.
- The heart of the home is the beautiful kitchen, complete with Caesarstone benchtops, walk-in pantry and upgraded stainless steel appliances which include a dishwasher, canopy range hood and a 900mm gas cooktop and oven.
- The open-plan layout flows seamlessly into the lounge and dining areas, with a separate home theatre room for cosy movie nights.
- Contemporary style main bathroom comes with a separate toilet, stone top vanity and a large bathtub with a mosaic feature tile, plus an internal laundry with storage cupboards and a large walk-in linen press to cater to all your practical needs.
- Double lock-up garage with remote entry and additional parking on driveway, plus side gate access to the yard perfect to park a caravan or boat off the street.
- Out the back we have a large covered alfresco area with a timber deck and built in strip heaters great for entertaining, which overlooks the private in-ground saltwater swimming pool, perfect for making the most of those warm summer days.
- All on a completely landscaped 754sqm corner block with plenty of room for the kids to play in a low maintenance backyard.
- Additional features include: High 2.7m ceilings, ducted air conditioning, gas heating outlet, plantation shutters, security cameras, garden shed, rainwater tank and an irrigation system to keep the grounds looking immaculate.

With all these features and a highly sought-after location, 1 Melba Way is a rare find, so don't miss out on the opportunity to make this exceptional house your new family home. Listed below is an approximate distance from the property to local amenities:

- 450m to Bus stop
- 1.5km to Orchard Hills Public School
- 1.6km to Montgrove College
- 1.7km to Caddens Corner shopping centre with Woolworths
- 1.9km to Kingswood High School
- 2km to Western Sydney University
- 3.1km to M4 motorway
- 3.3km to Kingswood train station
- 3.6km to Nepean Hospital
- 49km to Sydney CBD

Disclaimer: We have, in preparing this information, used our best endeavours to ensure that the contents contained herein are true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own independent inquiries to verify the information provided.