

1 Sedona Glade, The Ponds, NSW 2769



House For Sale

Tuesday, 21 May 2024

1 Sedona Glade, The Ponds, NSW 2769

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Rod Nolan
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Theresa Scholtz
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Auction - Must Be Sold

Rod and Theresa from Ray White Nolan & Iken are pleased to present: Come and find a hidden gem in an award-winning master planned suburb. Not only is this home located in one of the popular locations in The Ponds, you will be on the doorstep of Ironbark Lake, Lakes Edge Park and all the playgrounds and amenities associated with this locale. Throw in easy access to bus services and Tallawong station, local schools, and comprehensive shopping experiences, and you are in heaven. You will be greeted at the door of your new home by a picture window, high doors and extra high ceilings, so that light and sunshine constantly flood this area. Downlights and stepped cornices add a touch of luxury to the downstairs space. The lounge and dining area boast timber flooring and flows off the kitchen onto a tiled alfresco entertainment area that you can access through twin sliding doors. There is also a powder room, and fitted laundry with external access. All bathrooms include luxurious floor-to-ceiling tiling and stone-top vanities. The kitchen is fit for a king, with 20mm stone benchtops, breakfast bar, walk-in pantry, soft-close drawers and doors, 5-burner gas cooktop with extractor, 900mm oven and dishwasher. Ascend the stairs onto a substantial rumpus area, from which four bedrooms branch off to ensure complete privacy. All bedrooms feature built-in wardrobes, and balcony access to some, with parkland views. A walk-in wardrobe adorns the main bedroom. Bedrooms are serviced by a family bathroom and separate powder room, while the main bedroom having access to a private ensuite. Linen storage is available as well. Keeping your vehicles clean and dry is a breeze, with a double automated garage, featuring both internal and external access. Comfort and safety in this spectacular home are ensured with reverse cycle ducted air conditioning, alarm, and security cameras. For our investors we estimate a potential rental income of approximately \$850-\$900 per week. For our mums and dads, public school catchments are Kellyville Ridge Public School and The Ponds High School. Contact the agents: Rod Nolan at 0416 120 224, Theresa Scholtz at 0450 522 811. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy. We do not accept any responsibility for its accuracy, and do no more than pass it on. Any interested persons should rely on their own enquiries.