

**11 Elder Way, Mount Annan, NSW 2567**



**House For Sale**

Saturday, 4 May 2024

11 Elder Way, Mount Annan, NSW 2567

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 699 m2**

**Type: House**



Glen Patterson  
0412669482



Murray Kennedy  
0246480600

## FOR SALE

Nestled in a prime elevated position, directly opposite a serene private reserve, this expansive 4-bedroom family residence is poised to welcome its new owners. Experience the blend of functionality and style the moment you step into the generous main bedroom, complete with an ensuite and walk-in robe, setting the tone for a home where every detail is crafted for comfort. With two additional bedrooms equipped with built-in robes and a fourth bedroom offering flexibility for your family's needs, space is plentiful. The heart of the home is framed by a formal lounge and dining area, seamlessly flowing into a vast open plan family room. The well-appointed kitchen, boasts a walk-in pantry and sleek stainless-steel appliances for that touch of modernity. Unique to this home is an impressive 6.3x8.2 metre enclosed Queenslander room, featuring its own split system air conditioning and a dedicated home office area - a true testament to the thoughtful design of this home. Enhanced by ducted air conditioning throughout, a large family-friendly yard, and a double garage. Discover Your Dream Home. Join us at the upcoming open home to experience firsthand the elegance and comfort 11 Elder Way has to offer. For more details or to schedule a private viewing, reach out to Glen Patterson on 0412 669 482. Seize the opportunity to make this distinguished property your new family home.