

**112 Daruga Avenue, Pemulwuy, NSW 2145**



**House For Sale**

Tuesday, 21 November 2023

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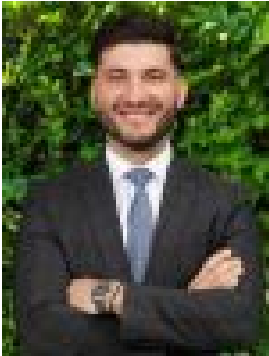
**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 329 m2**

**Type: House**



Joshua Demetriou  
0296314433



Jaiden Spencer  
0432337277

## **AUCTION THIS SATURDAY AT 11:30AM | \$1,300,000**

This elegant family home boasts open plan living and versatility over two levels. Offering a perfect combination between formal and informal living areas with 4 big bedrooms on the top floor and two additional rooms on the ground floor which can be utilized as extra bedrooms, media room, study/office space or kids play area. The East facing rear yard assures the interiors are sun-drenched and the west facing breakfast balcony off the master bedroom provides a brilliant ambience all year round. The double garage, ducted air-con system, breakfast balcony and gas kitchen further adds to the appeal. Featuring unobstructed district views over Pemulwuy Hill and ideally located close to Granata's Café, tennis and basketball courts, Anytime Fitness, public BBQ areas and Pemulwuy Marketplace. Features include: 4 big bedrooms upstairs with ensuite and balcony off master. Additional 2 bedrooms/office/media room downstairs. Open kitchen with gas cooking and island benchtop. Ducted air-con throughout. Guest bathroom on the ground floor. Open landing/living area upstairs. Double garage. Low maintenance gardens. Handy amenities include: Granada's Café, Anytime fitness, Pemulwuy, Pemulwuy marketplace, Frequent bus service, Greystanes public school, Greystanes high school. Many more!

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