

12 & 12a Sharleen Court, Bella Vista, NSW 2153



Sold House

Saturday, 2 September 2023

12 & 12a Sharleen Court, Bella Vista, NSW 2153

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 884 m2

Type: House



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\$2,055,000

Nestled at the serene end of a tranquil cul-de-sac, this captivating split-level gem opens the door to a world of versatility and potential. Within the esteemed Matthew Pearce Public School catchment area, this home transcends ordinary living, offering not just a remarkable residence, but also a promising avenue for financial growth. As you enter, a welcoming ambience envelops you, with fresh air and natural light creating a spacious, comfortable family haven. The home's thoughtful features blend seamlessly with a tasteful renovation, including resilient double brick construction, energy-efficient double-glazed windows, elegant timber flooring, and a state-of-the-art 13.8 KW solar panel system, seamlessly blend to create an environment of efficiency and sophistication. A defining highlight is the attached in-law accommodation that harmoniously caters to multigenerational living. Whether nurturing a growing family or providing an autonomous haven for elderly parents, this space effortlessly adapts to the ever-evolving dynamics of household life. The self-contained granny flat with two spacious bedrooms and a large garage enhances the property's versatility. Designed with a focus on airflow, energy efficiency, ease of maintenance, and privacy, this space offers income-generating potential, a serene retreat for guests or a teenage retreat. Outside, the dwelling beckons with a large garage accompanied by a landscaped front yard adorned with garden beds, eagerly awaiting your personal touch. Ultimately, this home is an amalgamation of comfort and prosperity—a sanctuary where family well-being intersects with the promise of financial success. Embrace the irresistible allure of this property—an exquisite refuge defined by its abundant space, distinctive character, and boundless potential.

Property Features:- Brick Venner, double glazed windows and French doors with high ceilings, a spacious living room and large dining area.- Exceptional kitchen with Caesarstone benchtops, European appliances, and generous storage.- Two bedrooms on the ground floor with ample storage, second kitchen and a self-contained bath with private access, perfect for parents or in-law accommodation.- Backyard oriented for all-day sun with easily maintainable garden space.- Expansive front yard with manicured lawns and garden bed awaiting your touch.- Oversized laundry with additional storage- Dual-zone ducted air conditioning and back to the base security alarm for safety- State of art 13.32-kilowatt Solar system offsetting the energy bills for the large indoors

Granny Flat Features:- Near-new, front-facing 2 bedroom granny flat with private entrance situated atop the garage, accessible through a beautifully crafted timber stairway.- Inviting open lounge room featuring a split system AC- Modern kitchen with electric cooking and Bosch appliances and a dishwasher.- Spacious bathroom with integrated laundry facilities- Flooring a mix of floorboards and tiles, chosen for effortless maintenance.- Double-glazed windows and double insulated ceilings prioritize energy efficiency.- 2000L rainwater tanks contribute to reduced water bill.

Location Features:- Zoned for Matthew Pearce public school (2.3kms 9 min bike ride or a 5 mins drive) & Model Farms high school.- Footsteps to Francesco Crescent Reserve, the home ground of Norwest Football club with cricket practice nets, a basketball courts & children's play area. - Conveniently located within walking distance to the T-way on Old Windsor Road, providing an express route to Parramatta or the city.- Just a 1.2km walk to the Circa Retail Shopping Centre, fine dining & medical centre.- 2.8km to Norwest metro station- 4.3 km to Bella Vista metro station - 4.2 kms to Castle Hill entertainment and retail zone including office works & bunnings. - 5 mins drive to multi cuisine fine dining options at Lexington Drive

****Disclaimer**** All information contained herein is gathered from sources we believe to be reliable. The agent cannot guarantee its accuracy and does not accept responsibility for such. Interested parties are urged to rely on their own enquiries.