

13 Ballinger Avenue, Grantham Farm, NSW 2765



Sold House

Saturday, 24 February 2024

13 Ballinger Avenue, Grantham Farm, NSW 2765

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Rod Nolan
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Theresa Scholtz
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\$1,160,000

Rod and Theresa from Ray White Nolan & Iken are pleased to present: Calling all lovers of entertaining and comfort. Whether it's a get-together with friends, or a cosy night in, we have you covered. You have all the usual suspects: big bedrooms, modern bathrooms and gourmet kitchen; but the true beauty lies in the details. Seeing is believing, so let's have a look. Formal lounge with connections for a projector; Open plan family and dining area off the kitchen, with gas connection; Four bedrooms, two with mirror built-in wardrobes, the main with his-and-hers mirror built-in wardrobes; Main bedroom with private ensuite, featuring stone-top vanity, rainwater shower and floor-to-ceiling tiles; Family bathroom with stone-top vanity, floor-to-ceiling tiles, freestanding bath and rainwater shower; Laundry with external access; Double linen storage. Kitchen: 40mm stone benchtops, central island with waterfall edge and breakfast bar, pendant lighting, soft-close drawers and doors, 900mm gas cooktop with extractor, mirror splashback, oven, walk-in pantry. Outdoor features: Alfresco entertainment area; Low maintenance backyard; Clothesline. Double automated garage, with internal access. Additional features: Downlights, ducted vacuum, tiled floors throughout, reverse cycle ducted air conditioning, NBN connectivity, blinds. Potential rental income of approximately \$750-\$800 per week. School catchment: 1.4km to Riverstone Public School; 1.7km to Riverstone High School. Close to a selection of quality private schools. Visit <https://education.nsw.gov.au/school-finder> for more information. Location highlights: Transport: Access to local bus services; 1.9km to Riverstone station; 5.4km to the Metro train station. Shopping: 1.9km to Riverstone shops; 2.1km to Carmel Village; 2.3km to Grantham Farm shops and cafe; 7.3km to Rouse Hill Town Centre. Parks and playgrounds: 350m to Maya Park; 1.5km to Riverstone swimming pools; 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..