

**13 Robey Avenue, Middleton Grange, NSW 2171**

**Raine&Horne.**

**House For Sale**

Tuesday, 11 June 2024

13 Robey Avenue, Middleton Grange, NSW 2171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 483 m2**

**Type: House**



Aldo Ianni

0433644566



Sam Ruisi

0297251445

## **Auction at Doltone House, Club Marconi, 26 June**

This elegant contemporary home is perfectly positioned on its 483.4m<sup>2</sup> corner block to maximise street presence, leafy outlook, and natural light; boasting dual street frontage and multiple living areas across both levels to service the needs of the modern family, it an absolute must-inspect! Owner-occupiers have lived here since built and have taken meticulous care of this stunning home inside and out; you won't need to spend a cent, or lift a finger, other than to uncork that champagne and toast the good life, because that's what you'll have to look forward to! Summary of features:

- Four bedrooms, 2 with built-in robes, and 2 with walk-in robes
- Luxury bathrooms both with dual vanities & separate bathtubs
- Sitting room opens out to upper balcony with parkland views
- Formal lounge, separate rumpus and open plan family/meals
- Well-equipped kitchen with gas cooktop & walk-in pantry
- Stone benches, soft close cabinetry, stainless steel appliances
- Separate laundry with external access and adjoining powder room
- North-east facing covered deck at rear perfect for BBQs
- Outdoor spa to soak in & relax after a busy day at work
- Double lock-up garage, lock-up garden shed, fenced backyard for pets & children
- High ceilings, LED lighting, roller blinds, quality flooring
- Ducted air-conditioning, and solar power
- Directly opposite Cessna Reserve, green outlook protected
- Just footsteps to neighbourhood park & community centre
- Close proximity to schools including Thomas Hassall Anglican College
- Fabulous parks, playgrounds & reserves within walking distance
- Quick easy access to M7, 20 mins to Western Sydney Airport
- Sought after Parkbridge Estate, premium family-friendly locale

Buyers in the market for an impressive, well-designed family home with fabulous neighbourhood amenities (including pool and tennis court) will appreciate the lifestyle on offer, the convenience of the location, and the excellent condition of the property. This is going to be an Auction favourite! Disclaimer: The above information has been provided to us from the vendor. We cannot guarantee the accuracy of this information and as such the information provided is not a representation by us as to the accuracy of the statement. You should rely on your own enquiries and judgment to determine the accuracy of this information to satisfy yourself of the true position. Images are for illustrative purposes only and do not represent the final product or finishes or scale.