

# 13 Snugglepot Drive, Faulconbridge, NSW 2776

**LISTER**

## House For Sale

Thursday, 13 June 2024

13 Snugglepot Drive, Faulconbridge, NSW 2776

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1208 m2**

**Type: House**



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## AUCTION GUIDE \$1,250,000

Auction Location: Springwood Sports Club Welcome to a residence of unparalleled elegance and sophistication, nestled on one of the most prestigious streets in Faulconbridge. Step into this meticulously designed masterpiece and be instantly captivated by the stunning bush views that greet you through expansive windows and doors, leading to a sprawling rear deck. Positioned strategically on a generous 1208m<sup>2</sup> north-facing block (approx.), this architectural gem is bathed in natural sunlight, creating a warm and inviting atmosphere in every corner. The heart of this home is the modern kitchen, a chef's dream come true. Equipped with high-quality appliances, ample bench space, abundant storage, and a spacious pantry cleverly utilizing the under-stair area, it is perfect for preparing gourmet meals while overlooking the generous living area and backyard. This space is ideal for enjoying morning breakfasts or leisurely afternoon catch-ups with the family. The flexible floorplan offers two spacious living rooms that open onto a deck with breathtaking bushland views. The ground level features two bedrooms with built-in robes near the main bathroom, plus an optional fifth bedroom or study. Upstairs, the main suite boasts an ensuite and walk-in robe, complemented by another well-appointed bedroom with a robe. High ceilings, ducted air conditioning, and a covered rear deck enhance the home's luxurious appeal. The oversized garage includes an adjoining room, perfect for a home office or extra storage. This exceptional property is move-in ready, with no renovations needed. Located on a highly sought-after street in Faulconbridge, it is approximately 1.1 km from Springwood High School and 2.1 km from Tom Hunter Park, with easy access to the Great Western Highway. This home will exceed your expectations. Call us at 4751 6888 to book your private tour today and experience the epitome of luxurious living.

- Four bedrooms with robes, main with walk-in robe and ensuite, plus optional fifth room/study
- Modern kitchen with high-end appliances and large pantry
- Oversized garage with adjoining room perfect for a home business
- High ceilings and ducted air conditioning for ultimate comfort
- Expansive deck overlooking mature gardens and a serene bush backdrop
- Approx. 1208m<sup>2</sup> north-facing block

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.