

# 135 Sunningdale Circuit, Medowie, NSW 2318

## House For Sale

Friday, 3 November 2023

135 Sunningdale Circuit, Medowie, NSW 2318

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 702 m2

Type: House



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**\$1,025,000**

Nestled within the peaceful haven of Pacific Dunes, this McDonald Jones-built home awaits, ready to redefine your idea of family comfort. The single level residence boasts a thoughtful design, featuring not one, not two, but three separate living areas, along with four spacious bedrooms and two bathrooms. A family-friendly oasis, there's a dedicated zone for the little ones, complete with their very own activities area that anchors their three bedrooms and the main bathroom. Picture cosy family movie nights and Netflix marathons in your home theatre room. Meanwhile, the generous open plan living and dining area is the epicentre of your daily life. And let's not forget about the heart of the home—the massive 3m x 2m kitchen island, the true hub where everyone naturally gravitates, making it the ideal space for cooking and entertaining. Tucked away at the rear of the home, the master suite offers a sanctuary for parents with his and hers walk-in robes and a luxurious twin vanity ensuite. Step outside, and you'll find the freshly tiled alfresco entertaining area, while the large two-tier backyard provides ample space for kids and pets to frolic freely. Beyond the lush 18-hole golf course, residents here enjoy exclusive access to an array of amenities, including an onsite pool, tennis courts, parks, restaurant/bar, and a BBQ area. A network of 4km walking trails beckons you to explore the natural beauty that surrounds you, creating a true retreat right at your doorstep.

\*Single level McDonald Jones home completed 2015 on 702sqm north facing block  
\*New tiled front porch and rear alfresco, updated LED downlights  
\*Double garage offers the convenience of internal access  
\*Three separate living areas for everyone to stretch out in  
\*All four bedrooms fitted with built-in/walk-in robes, one with desk, and ceiling fans  
\*Main bathroom with separate w/c, master ensuite with twin vanity and shower  
\*Caesarstone island kitchen with Smeg 5-burner gas stove, dishwasher, microwave  
\*2-zone ducted a/c for climate control, 6.2kW solar system with wi-fi inverter  
\*Fibre-to-the-Premise NBN connection  
\*Just 850m to Catherine McAuley College, 7km to Medowie Christian School  
\*6 mins drive to Medowie local shopping centre and the RAAF base and airport  
Call Tiffany Jeffery from Curtis & Blair real estate today 0422158219. All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a third party messenger only in passing on the details. Interested parties should rely on their own enquiries.