

**15 Picnic Street, The Ponds, NSW 2769**

MANOR

**House For Sale**

Tuesday, 28 May 2024

15 Picnic Street, The Ponds, NSW 2769

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Harry Bhatia  
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## Contact Agent

Stop your search! You have found the home you have been looking for. This architecturally designed, luxurious, family home, perched majestically on the desired quiet street in the heart of The Ponds ticks all the boxes! Boasting large proportions, modern and contemporary design, this East facing home comprises of a versatile floorplan with a theatre room/ Games Room, multiple indoor entertaining areas, four spacious bedrooms and potential 5th bedroom downstairs or study, is perfect for the growing families looking for a lot of space. Ideal for those who value a convenient lifestyle and exclusive location, this stunning home is positioned within a 5-10 minute walk to quality and popular local schools, The Ponds Shopping Centre, local parks and buses. Built to exacting standards with luxurious and premium finishes and fittings, be proud to call this one home! Property Features Include:-Wide entry foyer upon arrival-Formal living space to welcome your special guests-Theatre room/ games room to enjoy those special days-Additional generous size rumpus room upstairs -Massive open plan dining, kitchen and family area with access to the designer indoor/outdoor alfresco -Ultra modern, fully renovated designer kitchen with 40mm Caesar stone benchtops with breakfast bar, polyurethane drawers including with abundant of storage spaces-Master bedroom upstairs complete with walk in wardrobes and ensuite-Three additional generous size bedrooms with built in wardrobes-Fifth bedroom on the ground floor/ study room, perfect for use as guest accommodation or home office-New bathrooms including powder room are tiled floor to ceiling with stone benchtops and premium fittings and fitouts-Low maintenance front and rear yards surrounded with manicured gardens-Other features include remote controlled double car garage, internal laundry with outdoor access, ducted air conditioning with 2 zones, alarm system, NBN connection, 600x600 porcelain tile flooring downstairs and hardwood timber flooring upstairs, solar system & panels and many more. Distances Include:-John Palmer Public School Approx. (49m)-The Ponds High School Approx.(2.3Km)-Gathering Park (450m), Peel Reserve (1.2km), Jonas Bradley Park Approx. (1.Km)-The Ponds Shopping Centre Approx.(550m), Rouse Hill Town Centre Approx. (3.5km)-Blacktown and Rouse Hill Buses (300m)-Tallawong Metro Approx.(3km), Kellyville Metro Station (3.2km) This is your one chance to own a dream home with high quality calibre that rarely goes on the market. Must inspect! For more information please call Harry Bhatia on 0405683983 The Hills #1 Ranked Agency Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.