

# 21A Simmat Avenue, Condell Park, NSW 2200

## Sold Duplex/Semi-detached

Thursday, 17 August 2023

21A Simmat Avenue, Condell Park, NSW 2200

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Mai Le

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Marney East

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## Contact agent

Architecturally Designed Duplex with Style & Sophistication Showcasing all the hallmarks of contemporary design with no expenses spared, this striking duplex home creates a sleek haven of effortless sophistication and comfort. Offering a substantial, open flowing floor plan across two impeccable levels, with multiple living spaces and five sunlit bedrooms. Peacefully located in a family friendly setting close to every essential amenity, this residence was designed with the modern family in mind. ESSENTIALS & INCLUSIONS:- Eye catching contemporary façade with manicured front lawn and gardens- Effortless flow from light and bright lounge room down to immaculate open plan living and dining area with stunning high ceilings throughout - Spacious modern kitchen with extensive stone benchtops and island bench, natural gas cooking, quality stainless steel appliances, and sleek cabinetry- Covered alfresco dining space overlooks low maintenance backyard with child friendly grassed lawn - Five generously sized bedrooms complete with excellent built in wardrobes, two with private balcony access and one separately located on the ground floor perfect for in law or guest accommodation - Master suite opulently appointed with lavish ensuite, an enviable walk in wardrobe and an expansive private balcony with illuminated and contemporary timber ceiling - Three pristine bathrooms across both floors, one with luxurious free standing bathtub - Automatic single garage with internal access - Quality Inclusions: Ducted air conditioning, internal laundry, downlighting, clothesline, high ceilings, free standing storage shed and more LIFESTYLE & EDUCATION:- Short stroll to local favourites, La Fornaiia, Kaffeine & Co café, and High Flyer Hotel- Local schools such as Condell Park High School, Condell Park Christian School, Condell Park Public School and Bankstown Senior College- Moments to an array of parklands including Wattawa Reserve, O'Brien Park and Rotary Park- Close to public transport links including Yagoona and Bankstown Train Station DISCLAIMER: While Richard Matthews Real Estate have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Richard Matthews Real Estate urge prospective purchasers to make their own inquiries to verify the information contained herein.