

22 Whitehall Avenue, Springdale Heights, NSW 2641

 STEAN NICHOLLS

## House For Sale

Friday, 29 March 2024

22 Whitehall Avenue, Springdale Heights, NSW 2641

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 1535 m2

Type: House



Jack Stean



Mikaela Gould  
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## Expressions Of Interest Close 30th April at 1:00pm

Nestled within the prestigious Ettamogah Rise, 22 Whitehall Avenue offers luxury and modern appeal. A residence of unparalleled distinction, this fantastic home represents the epitome of refined living, offering a blend of exceptional quality, expansive spaces, and an array of modern amenities! Set on a sprawling 1,535m<sup>2</sup> (approx.) allotment with great side access, this home will appeal to a broad range of homeowners. Beyond the facade lies a haven of sophistication, where every detail has been meticulously designed to create an ambiance of opulence and comfort. Step inside where voluminous living spaces seamlessly intertwine to form the heart of the home. The kitchen stands as a testament to culinary excellence, boasting a butler's pantry, stone bench tops, and stainless-steel appliances, promising to delight even the most discerning of chefs. Family living includes three living areas which have been thoughtfully arranged to accommodate every facet of family life, offering great segregation. Retreat to the master suite, a parent's haven, complete with a walk-in robe and an ensuite bathed in natural light. Meanwhile, the remaining three bedrooms offer built in robes and are serviced by a central bathroom. Venture outdoors to discover a private backyard designed for year-round enjoyment. Large sliding doors from the family room welcome you to the alfresco entertaining area, where evenings are spent relaxing by the warmth of the wood fire, while the inground pool offers a refreshing escape from the summer heat. A separate bathroom, attached to the outside of the house, provides additional shower and toilet facilities. For those who enjoy collecting toys, the property provides ample accommodation for vehicles, storage, and hobbies alike. A double garage with internal access ensures convenience, while a large 14m x 9m (approx.) shed, equipped with three auto controlled roller doors and 3-phase power, offers limitless potential for the avid enthusiast. Embrace sustainability with the inclusion of a 16kW solar system and a 13.3kW solar battery providing minimal power bills. An eight -zone ducted air conditioning system ensures comfort throughout the seasons whilst the watering system maintains the easy care of lawn and gardens with 60 pop-up lawn sprinklers and a 12-station timer feed via 3 x 12,000 litre water tanks. An electric gate access to the shed adds an additional layer of security and convenience. Rarely does an opportunity arise to acquire a residence of such unparalleled grandeur and sophistication. Positioned to enjoy all that Springdale Heights has to offer, this exceptional property invites you to experience a quality family home in the heart of Ettamogah Rise. Features:- Four-bedroom family home- Segregated living zones- Large shed & inground pool- Thoughtful floor plan- Eight -zone ducted air conditioning system- 16kW solar system and a 13.3kW solar battery- Watering system with sprinklers to each plant- 12-station timer feed via 3 x 12,000 litre water tanks- Tightly held, predominantly owner-occupied community