

**22 Yelta Street, The Ponds, NSW 2769**



**Sold House**

Thursday, 16 November 2023

22 Yelta Street, The Ponds, NSW 2769

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



Ruma Mundi



Tarkan Sivas  
0288831088

**\$2,166,000**

Ruma Mundi and the team at McGrath welcome you to this master-built Rawson home in one of the highly desirable Pockets in The Ponds. Designed to impress, this modern home design is all about grand scale and proportions. With a perfect balance of accommodation & living zones and a highly functional floor plan complemented by high ceilings, quality fit out and pristine presentation, this is an ideal abode for large and growing families. With seamless transitions between inside and outside areas giving you the freedom to entertain all year round with an alfresco overlooking a sparkling inground pool! There is an endless list of features and inclusions on offer:

**Accommodation:-** 5 good size bedrooms with built-in wardrobes across the 2 levels - King-size ensuite with luxurious ensuite, his and hers vanities, double shower, and walk-in robe - Second Bedroom with ensuite - Well-appointed and spacious main bathroom with large tub and separate toilet - Guest bedroom downstairs offering ensuite and spacious built-in robes

**Living & Entertaining:-** Choice of multiple living areas throughout the home - Expansive foyer way and elegant formal lounge as you enter - Separate powder room downstairs with internal laundry with external access - Open plan family and dining area at the rear seamlessly connected to the kitchen and expansive alfresco - Beautifully appointed kitchen offering 900mm cooktop and oven, rangehood stone bench tops and large island bench with waterfall edges. - Butler's pantry plus integrated refrigerator - Versatile upstairs media room/rumpus, perfect for family movie nights

**Lifestyle:-** Low maintenance private yard with inground mineral pool and expansive entertaining space - Daikin ducted air conditioning - Quality flooring throughout with tiling to most of the area's downstairs, hardwood timber staircase with glass balustrades, and plush carpets providing both comfort and style - Plantation Shutters throughout, home security system and lots more

Conveniently located within walking distance to parklands, Riverbank Public School, The Ponds High School, Tallawong Metro, bus routes, plus a short drive to major shopping centres and motorways. Don't delay your decision. Call our sales team today for more details and inspection times

**Disclaimer:** While we have gathered the above information from sources, we believe it to be reliable, we cannot guarantee its accuracy, nor do we accept responsibility for any inaccuracies.