

**25 Cox Lane, Eglinton, NSW 2795**

**Raine&Horne.**

**House For Sale**

Saturday, 15 June 2024

25 Cox Lane, Eglinton, NSW 2795

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Area: 1188 m2**

**Type: House**



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## Buyers Guide \$1,100,000 - \$1,150,00

Standing proudly on a generous 1,188sqm block in the popular area of Eglinton, this exceptional property offers everyday living to the highest of standards. With ample space for larger or growing families, this expansive residence boasts 379sqm under-roof and features versatile living options, quality fittings and fixtures and close proximity to the local school, park, café and convenience store. Sure to surpass your expectations, an inspection is a must. Call and plan your move today! Features include but are not limited to:

- Light-filled, open-concept kitchen, meals and family area
- Gourmet kitchen with stone benches, quality appliances and a walk-in pantry
- Spacious separate living and rumpus rooms plus a convenient study/home office
- Four generously sized bedrooms (three with BIRs, master bedroom with a WIR)
- Modern bathroom with a separate WC, ensuite to the master plus a third bathroom
- Quality mud room with ample storage space
- Ducted and zoned heating and A/C, wood fireplace and ceiling fans throughout
- Alfresco entertaining area with an outdoor kitchen, TV point and ceiling fan
- Triple automatic garage with internal and drive-thru access
- Rear yard access to the separate shed with lean-to and 3-phase power
- Large, fully-enclosed yard with a mix of natural and artificial turf
- Walking distance to the local primary school, park, café and convenience store