

# 29 Barr Promenade, Thornton, NSW 2322



## House For Sale

Tuesday, 11 June 2024

29 Barr Promenade, Thornton, NSW 2322

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 519 m2**

**Type: House**



David Bone

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## PRICE GUIDE \$870,000 - \$940,000

This truly is a great family home, in a desirable location. Sensibly designed to capture the northern sun in all living rooms and dining areas. Perfectly blending stylish brickwork with colour co-ordinated metal roof and guttering. Landscaped front yard creates a relaxed ambience while entering the portico styled entry. Under 7 years of age, so with warranty benefits may apply until November 2024. The wrap around yard enables air flow to consistently seek out the several areas which are suitable for alfresco areas. Key Features: The single level home enables a superb floor plan leading from the entry, past the large Main Bedroom with a well-equipped ensuite. Into the first of two living spaces, to create that extra area needed for a growing family. Seamlessly flowing to the superb galley style kitchen with stainless appliances being dishwasher, oven, rangehood and electric cooktop. The kitchen overlooks the living area and out into the large side yard. The tiled floor flows into the second living space and dining area. This space is awash with sunlight and creates a fantastic area for the whole family to meet and eat. A separate study nook leads into the galley styled laundry, which has direct access to the clothes area and side yard. The other end of the kitchen enables access to the remaining three bedrooms which also has the very well-equipped main bathroom as part of the separate living quarters. This creates two bedroom zones for the growing family. Double Garage: Convenient parking storage space for your vehicles and belongings. Prime Location: Nestled in a family friendly neighbourhood with fantastic schools, parks, major shopping and Maitland Hospital all within a comfortable 5 minute drive. Modern Elegance: Impeccably designed floor plan with attention to solar passive principles. Features: - Lovely street presence - Wrap around yard, with beautiful vistas over farmland opposite from the front yard - Split system air conditioning in the lounge room - Instantaneous hot water service - Multiple living spaces - Solar passive principles - Under seven years of age - As new condition, very well maintained - 2,000 litre water tank Contact David Bone at 0410 709 611 to explore the benefits of 29 Barr Promenade, Thornton. A residence where the lines between solar design, convenience and indoor and outdoor living blur into a tapestry of luxury and style. Act swiftly – this convenient home will not stay on the market for long. Council Rates - \$641.00 PQ approx. Disclaimer: We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including and without limitation, any income, rentals, dimensions, areas, zoning, inclusions and exclusions.