

**3/119 Simmat Avenue, Condell Park, NSW 2200**



**Villa For Sale**

Friday, 19 April 2024

3/119 Simmat Avenue, Condell Park, NSW 2200

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Regina Hong  
0296424288



Marney East  
0296424288

## Buyer Guide \$780,000

Privately set back off a wide tranquil street, this freestanding villa exemplifies a careful design and modern family living. Illustrating a seamless floorplan with four bedrooms, multiple living spaces and an idyllic rear alfresco decking designed to entertain the whole family. Flawlessly blending style, comfort and practicality across an impressive single level, this quality home reveals unmatched living ideals in a secluded family haven, capturing a lifestyle that offers simplicity and ease. ESSENTIALS & INCLUSIONS:- Alluring façade of brick and render finishes, peacefully tucked away from the street - Be greeted by a welcoming hallway entry into combining living, dining and kitchen with lofty ceilings and slick glossy tiles throughout - Ultra chic open kitchen with bright white finishes featuring stone benchtops and splashbacks, natural gas cooking, quality stainless steel appliances and seamless cabinetry with ample storage-Step out to the sublime outdoors, seamlessly connecting from the living out onto a delightful alfresco decking where you can enjoy year round dining and entertaining, or soak in some sun and indulge in the perfect summers day - Four generously sized bedrooms all well appointed, three with built in wardrobes and a palatial master suite including an enviable ensuite and walk in wardrobe- Two immaculate bathrooms with flawless amenities - Single lock up garage with an additional car space and access to large attic Quality Inclusions: Ducted air conditioning, internal laundry, downlighting, upper floor attic, free standing shed, ample storage space and moreLIFESTYLE & EDUCATION:- Short stroll to a myriad of popular eateries, restaurants and essential amenities-Moments to an array of parklands including Deverall Park, Kinch Reserve and Bankstown City Sports Complex - Close to public transport links including Yagoona and Bankstown Train Stations-Local schools such as Condell Park High School, Condell Park Christian School, Condell Park Public School and Bankstown Senior CollegeDISCLAIMER: 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.