

# 3 Barellan Avenue, Carlingford, NSW 2118



## House For Sale

Tuesday, 9 January 2024

3 Barellan Avenue, Carlingford, NSW 2118

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 511 m2**

**Type: House**



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## Auction

Nestled in one of the finest street in Carlingford, with a perfect design and completely finished with superior standards, this contemporary home offers a convenient lifestyle and luxurious entertaining. Crafted to the highest standards and fitted with quality inclusions throughout, this contemporary family residence with beautiful light-filled interiors and a flexible floorplan expresses its beauty in a practical and welcoming style. Low-maintenance comfort and a functional layout with easy in/out flow to an entertaining backyard which is perfect for growing families or multi-generational families. The backyard is an enviable family oasis which includes extensive covered alfresco outdoor kitchen, sink, and manicured lawns. Surrounded by beautiful parks and playgrounds, a short stroll to Carlingford Public School, shopping village, doorstep bus stop to Macquarie or Parramatta, and the vibrant Epping and Carlingford, Nothing to do except move in and enjoy, this modern family home provides all the comforts and conveniences of city living with great location for all your work, school and family life needs.

Main Features:

- \* Multiple sun-drenched formal and casual living zones
- \* 5 general sized bedrooms include two masters, all with built-in wardrobes
- \* King size master suite features walk-in robe, lavish ensuite with double vanity and bath tub
- \* Additional living space next to the master suite perfect for family/parent retreat
- \* Second expansive master bedroom equipped with ensuite and private balcony
- \* Extra space upstairs designed for study and home office
- \* Gourmet gas kitchen boasts a butler's pantry and quality appliances, breakfast bar
- \* Large open plan living & dining zone flowing seamless onto the outdoor entertaining area
- \* A glorious alfresco zone with an outdoor kitchenette, sink, certain to be appreciated when entertaining
- \* North aspect backyard with sweeping lawn perfect for furry friends and children
- \* Huge Storage Room downstairs
- \* High ceilings, ducted air-conditioning and security camera
- \* Automatic garage with internal access
- \* A beautiful 511.7 sqm parcel of land
- \* Zoned for Carlingford Public School, Carlingford High School

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.