

30 Sunflower Boulevard, Calderwood, NSW 2527

A-List.

House For Sale

Wednesday, 8 November 2023

30 Sunflower Boulevard, Calderwood, NSW 2527

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Anthony Sorace



Karol Caires
0406477801

Price guide \$1,025,000

Discover this breathtaking residence situated in a wonderful, family-oriented neighbourhood within the prestigious Calderwood Valley Estate. The property offers four generous sized bedrooms all with built in wardrobes, master with ensuite and walk in robe, open plan living and dining area, plus extra living area/theatre room, premium kitchen with 20mm stone bench tops, breakfast bar and stainless-steel appliances, two modern bathrooms with separate toilet, shower and bathtub, air conditioning, alfresco area, low maintenance level backyard, double garage with internal access plus off-street parking. Easy access to Calderwood tavern and conveniently located close to parklands, reserves, town centre, golf course and M1 motorway, this stunning home promises a life of luxury and comfort for your family.

Key Features:- Four bedrooms that are generously proportioned and feature custom built-in robes for ample storage- Spacious master suite complete with an ensuite and a walk-in robe- Two elegant bathrooms with floor-to-ceiling tiling and a freestanding bath- Boasting a second living area/theatre room for added comfort and versatility- Spacious open plan family room effortlessly extends to the alfresco area and level yard- Premium kitchen featuring 20mm stone benchtops with elegant waterfall edges and breakfast bar- Ducted air-conditioning throughout and carpet in the bedrooms - Double car garage with remote, offers internal access for added convenience- Block size 382.4m² (approx.)- Rental Appraisal - \$775-\$800 per week (approx.)

Outgoings: Council Rates \$490 per quarter (approx) Water Rates \$145 per quarter (approx)

Disclaimer: Whilst A-List Property Group has made every effort to ensure the information supplied to you in our marketing material is correct, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, A-List Property Group makes no statement, representation, or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.