

# 32 Munmorah Circuit, Woodcroft, NSW 2767



## House For Sale

Wednesday, 17 April 2024

32 Munmorah Circuit, Woodcroft, NSW 2767

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 593 m2

Type: House



Andrew Chrysanthou  
0421112002



Vince Mazzullo  
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## **Auction - Saturday 11th May at 3:30pm**

With no expense spared, this impeccably presented four/five bedroom family home with formal and informal living areas is peacefully positioned on a large 593sqm block in a whisper quiet street and is located close to premier schools, Woodcroft Village Shopping Centre, Lake Woodcroft, transport and in one the districts best areas. With no expense spared, the home exudes style and effortless sophistication. • Spacious bedrooms with built-in wardrobes - master suite featuring parents retreat, walk in wardrobe and ensuite • Gourmet kitchen boasting top of the range stainless steel appliances, 40mm stone benchtop and splashback, gas cooking, pantry and butlers pantry with five burner gas cooktop • Formal and informal living areas plus upstairs family room featuring open plan design which optimises light and space • Modern bathrooms highlighting quality fixtures and fittings and deep freestanding bath tub to main • Home office or fifth bedroom with powder room positioned downstairs • Seamless flow to the oversized gabled entertainment area equipped with kitchenette overlooking the great sized rear yard - perfect for entertaining and plenty of space for the children to play • Remote controlled double garage with side access plus off street parking for an additional five motor vehicles - ideal for the tradesman, hobbyist or sporting enthusiast with room for boat and caravan Additional features: Large 593sqm block with side access, ducted air conditioning, plantation shutters, study nook, gorgeous floating timber flooring throughout, alarm, internal laundry with built-in cabinetry, recently restored roof, natural gas connected to the home, save money from the 10 panel system solar system, garden shed, many more features to list - inspection a must! Disclaimer: Photos advertised on this listing may be virtually staged to represent what the home could look like, therefore when viewed in person, appearance may differ. All information contained herein is provided by third party sources. Consequently, we cannot guarantee its accuracy. Any person using this information should rely on their own inquiries and verify all relevant details for their accuracy, effect and currency.