

35 Arrowroot Street, The Ponds, NSW 2769



Sold House

Wednesday, 20 March 2024

35 Arrowroot Street, The Ponds, NSW 2769

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Sukhbir Sidhu
0286105950



Zain Tariq
0286105950

\$1,600,000

Sukhbir & Zain from Ray White Kellyville Ridge are pleased to present: Peacefully positioned within one of The Ponds most highly sought-after pockets and showcasing a desirable lifestyle, this charming family home offers a deceptively spacious retreat of indoor/outdoor enjoyment, copious privacy and wonderful light. It unveils a flexible layout with great flow and is complete with secluded outdoor entertaining, a myriad of options for multi-generational living. An excellent address adds the final touch to this location offering, within minutes to local Shops, Schools & Playing fields. This immaculate home features:~ High lux ceilings throughout the house with a huge living area at the entrance of the home. ~ Three bedrooms with built-in robe or walk-in robe~ Fourth bedroom potential or children's retreat~ Large master bedroom with ensuite and walk in robe.~ Two immaculate bathrooms and separate powder room near to living areas.~ Dedicated Formal or entertainment area~ Large open plan dining and living area spill to the outdoor area. ~ Gourmet kitchen with bench-top, quality appliances and designated dining area for functional lifestyle. ~ Well designed backyard and huge outdoor pergola that can cater large family events and entertainment. ~ Synthetic Lawn for easy maintenance. ~ Including LED downlights and ceiling fans in designated areas. ~ Ducted reverse cycle air conditioning system.~ Timber flooring in all rooms and private sliding door for personalised access to the common backyard and outdoor area~ Alarm system & intercoms~ Double auto garage with ample space for storage~ Energy efficient Solar Panels and Water Tank

Location Highlights:~ School catchment of John Palmer Public School & The Ponds High School~ 2 minutes (approx.) to The Ponds shopping village~ 2 minutes (approx.) to Shopping Village & Rouse hill Town Centre~ Convenience of local parks and sporting facilities~ Easy access to Tallawong Metro Station & Schofields Train Station

We highly recommend you visit this masterpiece. For more information, please contact us at Ray White Kellyville Ridge. In light of the recent lifting of restrictions on open homes, we ask that if you wish to visit one of our properties that you adhere to the health guidelines issued by the NSW Government. Please remain home if you are feeling unwell, minimise contact, and maintain 1.5m physical distancing inside and outside the property. As we work through this process, we kindly ask you to be patient during an inspection and follow the advice of the agent.

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