

**37 Dullai Avenue, Pemulwuy, NSW 2145**



**House For Sale**

Monday, 22 January 2024

37 Dullai Avenue, Pemulwuy, NSW 2145

**Bedrooms: 4**

**Bathrooms: 3**

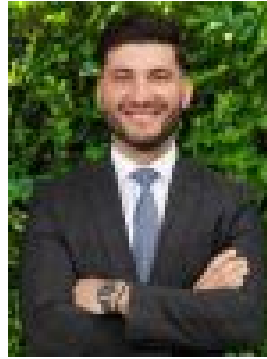
**Parkings: 2**

**Area: 205 m2**

**Type: House**



Steven Josevski  
0296314433



Joshua Demetriou  
0296314433

## Price Guide | \$1,125,000

Located in the heart of Pemulwuy this split-level family home offers a premium lifestyle within easy reach of all essentials. Superb attention to detail, clever design features and quality finishes are displayed throughout its interiors. The ground floor is consistent of a spacious family room, open floor dining room and kitchen. Gas cooktop, dishwasher and oven are found within the modern kitchen. A 4th bedroom or study is also available on this floor as well as an internal laundry room, bathroom and a beautifully spacious balcony which is perfect for entertaining or lounging around. Master bedroom includes both ensuite and built in wardrobe. Two additional bedrooms are both equip with built in wardrobes with bedroom three including an additional private balcony. Spacious main bathroom which includes both bathtub and shower. A double garage and storage room are included within this stunning home. Tucked away in a peaceful leafy street, just a few moments stroll to cafes, gym, child-care and parks. Enjoy the serenity & family lifestyle with cycle ways, parklands, tennis courts & picnic areas. Highlights: Formal family/living room Gas equipped kitchen finished with Caesarstone benchtop Dining room opens to a large balcony Upstairs 3 bedrooms all appointed with built-in wardrobes Downstairs fourth bedroom perfect for guest & a study nook Full-sized main bathroom includes a separate bathtub Large internal laundry, ample storage, downstairs bathroom Two car space automated locked up garage with indoor access Ducted air-conditioning Electrical roller blinds Security System Close to village shops, picturesque walking and cycling paths Ideal for first home buyers, executive couples or investors ONLINE enquiry policy -All email & online enquiries received from this website will not be attended to if a number & email address are not provided. 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 enquiries. Disclaimer: The information presented has been furnished from sources we deem to be reliable. We have not verified whether or not the information is accurate and do not accept any responsibility to any person and do no more than pass it on. All interested parties should rely on their own enquiries in order to determine the accuracy of this information.