

**37 Guttler Avenue, Uranquinty, NSW 2652**

**House For Sale**

Thursday, 6 June 2024

**Professionals**

37 Guttler Avenue, Uranquinty, NSW 2652

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 880 m2**

**Type: House**



Paul Irvine



Kate Jennings  
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**\$729,000**

Situated in the thriving community of Uranquinty, this home offers the perfect blend of comfort, style, and convenience. With its attractive street presence and fully landscaped front yard, it immediately captivates with its modern appeal. Upon entering, you are welcomed by a central hallway that guides you seamlessly into the heart of the home. The open-plan living, dining, and kitchen area is spacious and inviting, ideal for both relaxed family gatherings and entertaining guests. The kitchen is a standout feature, boasting sleek stone benchtops, an island bench, a large walk-in pantry, and high-quality appliances including an integrated dishwasher, Artusi 900 freestanding gas cooktop with electric oven. One of the highlights of the home is the seamless indoor-outdoor flow, with glass sliding doors opening directly onto the undercover alfresco area. This alfresco space is perfect for year-round enjoyment, whether you're hosting a barbecue with your built-in BBQ, friends or simply unwinding after a long day. The master bedroom is a tranquil retreat, featuring a luxurious full ensuite complete with stone bench tops, a spacious shower, wall to ceiling tiles, twin vanities, and a toilet. There is a large walk-in robe to the master as well. The second bedroom is generously sized, while two further spacious bedrooms are located at the rear of the home, offering privacy and flexibility. Separate study/office room which also has a built-in cupboard. A conveniently located second living zone provides additional space for relaxation or entertainment. The family bathroom is stylishly appointed with stone bench tops, offering a bath, a corner shower with a tiled niche, double vanities and a separate toilet adjacent for added convenience. The home also features a spacious laundry with external access, folding and drying area plus heaps of storage. Ducted heating and cooling throughout for year-round comfort, plus ceiling fans. Completing this impressive package is a double lock up garage, with rear pedestrian door access, providing secure parking for vehicles and additional storage space with built-in cabinetry. On the right-hand side of the home, you will be thrilled to find side access for a trailer or a small van. Located in a new housing estate surrounded by other new homes, this stunning property, placed on a 880m<sup>2</sup> block approximately, offers a desirable lifestyle with easy access to local amenities, schools, parks, and public transport options. Don't miss the opportunity to make this stunning as new home your own and experience modern living at its finest in this vibrant community.