

**3A Metcalf Avenue, Carlingford, NSW 2118**



**House For Sale**

Tuesday, 27 February 2024

3A Metcalf Avenue, Carlingford, NSW 2118

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Millie Qiu  
0298716211



Jason Liu  
0298716211

**\$1,750,000**

Buyers seeking peace and tranquility will appreciate this spacious family retreat that rests at the end of a battleaxe block with just over 1000sqm land. Set amongst leafy mature gardens, the inclusion of a self-contained granny flat offers you versatile living options. Follow the driveway to discover this solid brick split level home that has been well cared for. A porch and entryway leads you to an open plan lounge/dining room which integrates with a breathtaking kitchen. Flooded in natural light thanks to the stunning bay windows, this enormous kitchen easily cooks for a crowd equipped with an abundance of storage, gas cooking and stainless steel appliances including a dishwasher. Taking centre stage is an oversized island with breakfast-bar and a custom built wine rack, a separate studio adds to its value. The accommodation wing is located on the upper floor and features 2 large bedrooms with built-in robes and a palatial sized master with a walk-in robe. Servicing this floor is a family bathroom with jet corner spa, shower and toilet. The home boasts further living zones revealing a huge rumpus and a 5th bedroom which could also be used as a home office/studio. The addition of a fully self-contained retreat is a welcomed find! Featuring an ensuite, kitchenette, living space and bedroom, the granny flat has separate access and is perfect for multigenerational living, a home business or rent out for additional income. Surrounded by easy to maintain gardens, it's hard to believe you're so close to Carlingford amenities including the Carlingford Light Rail Station, and both Carlingford Court and Village precincts. Family-friendly, the property is in the catchment of Murray Farm Public School and Cumberland High School and is walking distance to the local soccer club, tennis centre, playgrounds and skate park ensuring there's something nearby to entertain every member of the family. Basking in a sublime serenity, inspection is a must to truly get a sense of the harmonious blend of comfort and convenience afforded to this quality residence. Key Attributes- 5 bedroom, 2 bathroom solid brick home in a private Carlingford position- Multiple living zones including a rumpus & open plan lounge/dining- Massive kitchen with loads of storage, island & stainless steel appliances- 3 bedrooms with BIR/WIR upstairs, deluxe family bathroom with spa & shower- 5th bedroom located on the lower level, ideal for a home office!- Self-contained retreat with living, bedroom, ensuite & separate access- Fireplace, ducted heating/cooling & striking decorative windows throughout- Single carport, walk-in linen cupboard & internal laundry combined with 3rd toilet- Within catchment of Murray Farm Public School & Cumberland High School- Walk to local sports clubs, reserves, playgrounds and skate park