

4 Ballinger Avenue, Grantham Farm, NSW 2765



Sold House

Wednesday, 14 February 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 389 m2

Type: House



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\$1,235,000

Enjoy all the comforts and conveniences of modern living in this fantastic contemporary single storey residence, located within the Grantham Farm community. This lovely 4 bedroom residence boasts a practical floorplan with high ceilings throughout showcasing expansive open plan living, private theatre or formal lounge, modern kitchen with a large walk-in pantry and sliding doors leading to the covered alfresco entertaining area and child friendly back yard. This warm and inviting family home proudly sits on a 389sqm block with a near north facing rear yard and only moments to schools, shops and public transport.

Property Features:

- Expansive open plan family living and dining flows off the kitchen and extends to the outdoors via large sliding doors
- Gourmet kitchen showcases large island bench with stone benchtops & waterfall edge, gas cooktop, modern appliances and large walk in pantry
- Private media room, formal lounge or teenager retreat
- Master bedroom features high ceilings, large walk in robe and modern ensuite
- Built in robes to additional three well-proportioned bedrooms
- Family bathroom with stone-vanity top, modern shower and bathtub
- Covered alfresco entertaining zone with ceiling fan overlooks the low maintenance, child friendly rear yard
- Automatic double lock up garage with 4 metre ceilings, great potential for an extra storage area plus internal access
- Beautiful established gardens and sandstone retainer wall with automatic watering system for the gardens and lawns
- Additional noteworthy features include near new property built in 2019, ducted reverse cycle air conditioning, ceiling fans, plantation shutters and high ceilings throughout with minimum of 2.7 metres at the back of the home

Location Benefits:

- A comfortable 1.5km walk to Riverstone Public School and 1.8km walk to Riverstone High School and Wyndham College
- Within easy access to other quality schools including St Johns Primary School & Norwest Christian College
- Conveniently located to numerous shopping villages - 2.4km drive to Carmel Village shops, 2.5kms to Riverstone Village Shopping Centre and 7.6km drive to Rouse Hill Town Centre
- 2.4km to Riverstone Train station and 5.5km to Tallawong Metro station
- Approx 500m walk to bus stop on Crown Street

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