

**4 Betula Place, Loftus, NSW 2232**

**FOX & WOOD**

**House For Sale**

Thursday, 9 May 2024

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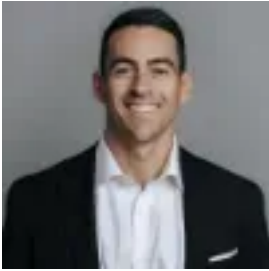
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 626 m2**

**Type: House**



Danny Fox  
0408718118



Jed Wood  
0408718118

## Auction

Nestled in a quiet cul-de-sac position, this beautifully presented four-bedroom home is perfect for modern family living. Spread over two levels, this contemporary home is designed for simple family living with three bedrooms on the main floor as well as an open and sunny living, dining and kitchen area which flows to the back deck. The home also features a private front balcony with tranquil valley views. Downstairs offers separate accommodation with an additional living space, bedroom, kitchenette, bathroom and walk-in wardrobe. The backyard boasts a large covered entertaining area which leads to the grassed yard and pool with a cabana - this is the perfect spot for weekends and year-long entertaining. Why you'll love it - • Contemporary and spacious family home in a quiet cul-de-sac position. • Valley & district views from the private front balcony. • Modern kitchen with quality details - stone bench tops, stainless steel appliances including dishwasher, breakfast bench and loads of storage. • Three large bedrooms upstairs all with built-in wardrobes plus a versatile 4th bedroom downstairs including walk in wardrobe. • Neat family bathroom with bathtub and separate toilet. Second bathroom downstairs plus 3rd toilet in the external laundry. • Polished timber floors flow through the upper level of the home, as do plantation shutters and ducted air-conditioning. • The lower level of the home provides separate accommodation and includes an air-conditioned living room, kitchenette, bedroom and bathroom. • Multiple outdoor living and entertaining areas including a large, covered deck and pool with cabana and level grassed yard. • Oversized lock-up garage with internal access. • Family friendly cul-de-sac position with Loftus Public School, shops and train station close by. • Approximate quarterly rates - Council \$446, Water \$171. • Land size - 626sqm.