

**40 Frederick Street, Pendle Hill, NSW 2145**



**House For Sale**

Tuesday, 16 January 2024

40 Frederick Street, Pendle Hill, NSW 2145

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 729 m2**

**Type: House**



Vameq Ahmed  
0498351619



Andrew Drane

## AUCTION - 17th of February - On Site

The glistening, elegant street presence is only the beginning! Come inside and be amazed! This double-storey delight is all about luxury, convenience, elegance and charming character. Big spaces, high ceilings, the radiance of natural light, zones for everyone and tasteful modern appointments - this is a true extravaganza for the family and the extended family. Every dimension of family lifestyle is accounted for: provision for the in-laws or other extended family to live independently with a second master bedroom downstairs including ensuite and proximity to amenities, and spaces for absolutely everyone from the handyman to the host, the serious student, the chef and the home-based worker. The living areas are huge and easy-flowing, there is an abundance of amenities to make the busy weekdays a breeze, and come the weekend, the hosting options are seemingly endless, from cocktail soirées with family and friends to a deluxe cinematic experience in your media room. Character touches such as feature walls, Travertine and acacia flooring, custom cabinetry and high windows add to the visual appeal of a sparkling home that is both aesthetically pleasing and breathtakingly functional. Features: • 729 m2 of premium Pendle Hill real estate • 6 bedrooms, ensuites to master bedroom and downstairs in-law bedroom • Breathtaking modern kitchen with imported Qld Blackbutt timber benchtops, stainless-steel appliances, farmhouse sink, dishwasher, large oven, breakfast bar and sizeable butler's pantry equipped with Siemens Teppanyaki Plate and two gas burners • Huge open dining/media space • Large separate living area • Sizeable lounge • Upstairs rumpus area • Stand-alone home office building for the business or home-based worker, with two work stations, air conditioning and abundant space • Roomy and comfortable family bathroom with separate feature bathtub and shower and double sink • Downstairs powder room • Massive laundry with ample space for storage and all linen work • Two entertaining areas, consisting of a rear timber deck and a second, large covered alfresco with pond and stacked stone features • Separate storage/workshop area adjacent to home office • Double garage with epoxy flooring and internal access Additional features: Impressive ceiling height of 5.6 meters in lounge, rest of the house has a ceiling height of 3.6 meters, Crazy Pave Travertine flooring in entire downstairs area, including entrance, acacia floor downstairs, spotted gum flooring throughout upstairs, plantation shutters throughout, multiple classic feature walls, solar panels, security alarm system, eight-zone ducted air-conditioning (controlled by app), Philips smart switches with auto dimmer lights (controlled by app), striking artificial grass rear lawn This superb home is brilliantly located in a coveted street only a short stroll to Pendle Hill Station and amenities, Pendle Hill public school, local parks and buses, with easy access to Great Western Highway and M4. Call Vameq Ahmed on 0498 351 619 or Andrew Drane on 0430 119 601 to organise your appointment to inspect.