

**40 Muru Avenue, Winmalee, NSW 2777**

**LISTER**

**Sold House**

Wednesday, 15 May 2024

40 Muru Avenue, Winmalee, NSW 2777

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 860 m2**

**Type: House**



Nathan Chapman

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**\$1,163,000**

Nestled within a tranquil neighborhood, this welcoming two-story residence presents an ideal combination of coziness and practicality. Upon entering, you'll find four bedrooms, with three located upstairs and the fourth downstairs featuring its own living space and private garden entry, perfect for guests or a snug home office. Each bedroom is equipped with ceiling fans and ample built-in storage. Entertaining is a breeze in the airy and bright upstairs living area, offering direct access to a full-length deck at the front of the house. The kitchen boasts a servery window that opens onto a larger entertaining deck with expansive double sliding doors leading to the back deck, seamlessly merging indoor and outdoor spaces for gatherings and relaxation. Abundant windows throughout the residence invites natural light, creating a cozy and inviting atmosphere. Completing the property is a double garage with drive-through access to the backyard, complemented by a shed for additional storage and a low-maintenance yard, ensuring outdoor enjoyment is hassle-free. Don't let this versatile and charming home slip away!

- With wide street appeal and landscaped front yard, this two-storey family home is a comfortable walk to local parks, schools, shops, and public transport,
- Split over two levels, use the home as one large family space with parent's retreat, or take advantage of the separate areas for guests and working from home,
- Light-filled lounge, kitchen, and dining areas, with servery window and stacking doors to the elevated and fully covered outdoor entertaining with bar,
- Four bedrooms, two with private outdoor access and all with ceiling fans and built-in robes, serviced by three-way bathroom, and separate shower and toilet in the dual-access laundry,
- Fully fenced rear yard, extra long double garage with single drive-through roller door, great storage, garden shed, split system air conditioning down stairs, ducted upstairs, gas heating, 6.6kw solar setup and an established NBN connection.

Please contact Lister Estate Agents – Springwood to book your private inspection of this elevated family home with enviable views. Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.