

**41 Burrinjuck Avenue, Flinders, NSW 2529**

**House For Sale**

Friday, 3 May 2024

41 Burrinjuck Avenue, Flinders, NSW 2529

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 544 m2**

**Type: House**



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## Buyers guide \$1,100,000

A celebration of simplicity & understated elegance, this tastefully appointed family home features a gloriously sunny northeast facing pool & adjoining private alfresco entertaining space, perfect for enjoying long lazy lunches with family & friends. Step inside & discover a thoughtfully designed functional floor plan, fabulous galley-style gourmet kitchen with quality appliances, stylish practical interiors drawn from a neutral palette, & two generous living spaces for recreation or retreat. Directly opposite an extraordinary chain of urban greenspaces - Village Green, Flinders Reserve, & Myimbarr Park - & the brilliant bike path that links them all, this is the ideal location for growing families seeking a spacious sanctuary to call their own. - Less than 1km to Flinders Primary School & The Shellharbour Club. - Immaculately maintained throughout. Freshly painted interiors. - Substantial lounge area at front entry welcomes natural light. - Open plan kitchen/dining/living space connects to private covered outdoor entertaining area with built-in sound system. - Solar heated pool with sun deck, perfect for year 'round enjoyment. - Sophisticated cook's kitchen includes Delonghi gas cooktop & oven, 40mm stone benchtops, breakfast bar, dishwasher, & ample storage. - 4 carpeted bedrooms with ceiling fans & built-in robes. - Master bedroom features walk-in robe & private ensuite. - Family bathroom includes tub, separate shower, & separate toilet. - Double garage with remote access & internal entry. - Laundry with built-in storage includes direct access to outdoors. - Ducted air conditioning plus gas point for additional heating. Home security system. - Securely fenced wraparound outdoor space with garden shed. - 12 panel (5kW) solar system with battery supplies free energy.