

**45 Preddys Road, Bexley, NSW 2207**

**Raine&Horne.**

**Sold House**

Wednesday, 22 November 2023

45 Preddys Road, Bexley, NSW 2207

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 476 m2**

**Type: House**



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**\$2,150,000**

Impressive proportions and an understated sense of elegance combine to create an effortlessly comfortable family environment in this quality full brick residence. Beyond the striking modern façade, a wide central hallway flows through to separate formal and casual settings, with high ceilings and tall windows enhancing the inviting atmosphere of light and space. Growing families will appreciate the selection of living areas spread across the expansive dual level floorplan, offering breakout zones for parents and kids. There is also ample accommodation with five king sized bedrooms, plus abundant outdoor space for entertaining, and a suite of premium appointments throughout. Adding to the appeal, there are countless parks and playgrounds set within a walk, as well as convenient bus connections and Bexley's popular aquatic centre.

- 340sqm (approx\*) of living space includes lounge with Travertine feature wall
- Expansive full width terrace provides covered area for entertaining
- Sleek stone island kitchen includes 900mm stainless SMEG gas stove
- Four upstairs bedrooms, all with built-ins, choice of two main suites
- Stylishly finished ensuites, full main bathroom has indulgent spa bath
- Ducted air conditioning, abundance of integrated storage throughout
- Video intercom, internal access to garage, extra off street car space
- Walk to local fruit shop, minutes to Bexley Village and quality schools
- Easy access to Bexley North/Rockdale stations and shopping precincts