

**5 Roxburgh Place, Bella Vista, NSW 2153**



**Sold House**

Friday, 15 September 2023

5 Roxburgh Place, Bella Vista, NSW 2153

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 775 m2**

**Type: House**



Jack Ho

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Eva (Yingna) Chen

0297628888

**\$2,520,000**

Nestled in a high-side setting on a quiet tucked-away street, this magnificent house presents a grand facade framed by meticulously manicured gardens, creating a luxurious entrance that sets the tone for what lies within. The interior boasts quality engineered timber flooring, newly laid carpets, and a fresh coat of paint throughout. The formal lounge and dining rooms exude opulence with large windows, decorative cornices, sculpted archways, and plush new carpeting. A spacious casual meals area complements the layout, while a vast multipurpose rumpus room with air conditioning offers flexibility and opens seamlessly to the outdoor living space. The open-plan kitchen overlooks the lush backyard and pergola entertainment area, featuring a gas cooktop, quality appliances, stone benchtops with a breakfast bar, double sinks, and extensive storage. Upstairs, four bright bedrooms with ducted air conditioning offer picturesque views, three featuring built-in robes and the master boasting a walk-in robe and a private ensuite. A fifth room downstairs serves as a versatile guest bedroom or study. Three contemporary bathrooms, including a main on both levels and a master ensuite, pamper residents with double sinks, spacious showers, and toilets. The spacious decked entertainment space, sheltered by a large pergola, beckons family and friends for joyous occasions, while a freshly painted concrete courtyard extends the outdoor experience. The yard is adorned with freshly laid turf, established gardens, and easy-to-maintain landscaping, creating a serene backdrop for this exceptional home. The property is conveniently situated near several key amenities and transportation options. Charles McLaughlin Reserve is just a short 8-minute walk away, offering a peaceful green space, while Crestwood Reserve is a bit further, approximately a 14-minute walk. For those relying on public transportation, Norwest Metro Station is within a 17-minute walk, providing easy access to the city and beyond. The nearby Norwest Market Town is a mere 18-minute walk away, ensuring shopping and dining options are within reach. Commuting to Sydney CBD is also feasible, with a 34-minute drive covering the 36.4km distance. Lastly, a convenient bus stop (613x City Service) is practically at your doorstep, just a few steps away, making daily commutes hassle-free. In terms of education, both Crestwood Public School and Crestwood High School are easily accessible, both by a short 3-minute drive.

**Internal Features-** The living, dining, and rumpus areas offer spacious and elegant interiors with decorative details and plush new carpeting, creating inviting spaces for relaxation and entertainment.- The open-plan kitchen impresses with modern amenities, including a gas cooktop, stone benchtops, and extensive storage options, making it a chef's dream and the heart of the home.- Upstairs, the bedrooms are bathed in natural light and comforted by ducted air conditioning, with the master bedroom featuring a walk-in robe and ensuite, providing a peaceful retreat for relaxation.- The three contemporary bathrooms provide convenience and luxury, with double sinks, spacious showers, and stylish fixtures, ensuring a spa-like experience for residents and guests alike.- Additional features include ducted and split system air conditioning, new carpets, fresh paint, 6.6kw solar system.

**External Features-** The outdoor entertainment space with a spacious deck and pergola is perfect for hosting gatherings with family and friends, offering a seamless transition from indoor to outdoor.- The yard features freshly laid turf and established gardens, creating a serene and low-maintenance outdoor retreat, ideal for play and relaxation, with plenty of room for activities.- Large double garage with automatic doors and internal access.

**Location Benefits-** Charles McLaughlin Reserve | 550m (8 min walk)- Crestwood Reserve | 1km (14 min walk)- Bella Vista Farm | 1km (14 min walk)- Norwest Metro Station | 1.2km (17 min walk)- Norwest Market Town | 1.3km (18 min walk)- Sydney CBD | 36.4km (34 min drive)- Bus Stop (613x City Service) | 59m (Less than 1 min walk)

**School Catchments-** Crestwood Public School | 2km (3 min drive or 20 min walk)- Crestwood High School | 1.4km (3 min drive or 16 min walk)

**Nearby Schools-** William Clarke College | 5.1km (9 min drive)