

# 5 The Waters, Mount Annan, NSW 2567



## House For Sale

Friday, 10 May 2024

5 The Waters, Mount Annan, NSW 2567

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 665 m2

Type: House



Wesley Jardine  
0422082159



Belinda Jardine  
0433655178

**\$1,250,000-\$1,320,000**

EXPECT TO BE IMPRESSED BY THE PRESENTATION & THE LOCATION THIS AMAZING HOME HAS TO OFFER. CLOSE BY TO THE AUSTRALIAN BOTANICAL GARDENS & CLOSE TO ALL MAJOR AMENITIES Set on the high side of the street is this grand family home. Surround yourself with peace and serenity by enjoying a short stroll to the Mount Annan cascade catchment and within walking distance to the shopping centres, sporting fields, and leisure centre that includes a gym & swimming pools. There are lots of recreational parks in the estate, Mount Annan Hotel, food eateries and so much more. With multiple living areas, fully renovated with quality finishes throughout a great outdoor entertaining pergola area makes this home well-suited for families in search of more space. With seamless indoor and outdoor living, this naturally sundrenched family home will serve as an entertainer's dream. The modern, renovated kitchen offers ample storage and new quality stone bench tops that will surely stand the test of time. Floating timber floorboards, quality tiles & carpet throughout, this home guarantees all year-long enjoyment with space to spare for large gatherings. The front yard has an extra parking bay, perfect for a caravan/boat. There are multiple living areas which include a lounge, dining, meals/family rooms, separate games & an upstairs rumpus room. Ducted R/C air conditioning, downlights, ceiling fans, gas heating & gas bbq outlet. Modern interior, plantation shutters, block out shutters to rooms Restored Roofing, painted driveway, double garage with internal access & workshop area, plus extra parking bay. Approx. over 660 m2 block (approx.)

**Internal Features\*** 4 Bedrooms plus downstairs study\* Ensuite plus walk in robe to main\* Built ins to 2 other bedrooms\* Multiple living areas for entertainment\* Modern polyurethane kitchen, stone benches with stainless steel appliances, 900mm gas cooking cook top & electric oven. Ample pantry cupboard space\* Neat bathrooms, down stairs powder room\* Floating timber floorboards, quality tiles & carpet throughout\* Balcony with views, plantation shutters, downlights, ceiling fans, block out shutters, ducted R/C air conditioning\* Double garage with internal access & extra parking bay

**External Features\*** Amazing outdoor paved pergola area\* Well-maintained, low maintenance gardens\* Approx over 660m2 block

**Location Benefits:\*** Australian Botanical Gardens (Mount Annan)\* Shopping centres, restaurants, Aldi, Coles & Woolworths\* Mount Annan YMCA (leisure centre)\* Mount Annan Christian College (Prep-Year 12), Mount Anna public schools\* Close to M5 on ramp and M1 Hume Highway

Contact us today to book your inspection so that you do not miss out on this beautiful family home!