

# 53 Somersby Circuit, Acacia Gardens, NSW 2763

## House For Sale

Friday, 22 March 2024

53 Somersby Circuit, Acacia Gardens, NSW 2763

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Ramez Riad  
0286777772



Jason Guan  
0286777772

## **Auction Sat 13th Apr, 11:00AM**

This elegant and effortless townhouse offers both comfort and convenience in a prime location. Features include:-  
Expansive open-plan living and dining space- The kitchen is adorned with high-quality ceramic tiles and a stylish simulated stone splashback adding both style and practicality to the space- Indulge in culinary delights with state-of-the-art Bosch appliances, accompanied by a Miele dishwasher for effortless cleanup- Stunning timber flooring throughout the ground level- Stay cool in summer and cozy in winter with four split air-conditioning units throughout the house- Experience ultimate comfort with soft and plush carpeting underfoot in the upstairs area- Three spacious bedrooms, each offering a built-in wardrobe, with the master bedroom boasting an ensuite for added convenience and luxury- Ceiling fans with LED lighting in every room- Two fully tiled bathrooms, one equipped with a bathtub, plus an additional powder room- Step into the backyard oasis complete with a pergola, perfect for enjoying peaceful moments alone or hosting family gatherings and barbecues on weekends or holidays- Abundant sunlight throughout the property, creating a bright and airy ambiance  
Experience the epitome of luxury living with our meticulously maintained community amenities. Enjoy a pristine pool, a securely fenced park, and a barbecue area exclusively for residents. These facilities foster a sense of belonging within our prestigious community, providing a secure environment for leisure and relaxation. Situated near the M7 motorway entrance, enjoy easy access to transportation. Walking distance to Waite Reserve and just a short drive to nearby primary and secondary schools. Plus, the Glenwood Village Shopping Centre is only minutes away by car.  
Council - \$416 per quarter (approx) Water - \$170 per quarter (approx) Strata - \$308 per quarter (approx)  
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