

**56 Paul Cullen Drive, Bardia, NSW 2565**



**House For Sale**

Monday, 13 May 2024

56 Paul Cullen Drive, Bardia, NSW 2565

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 404 m2**

**Type: House**



Tim Aaron  
0434059820



Hassan Saleh  
0468455736

## **Auction unless sold prior**

Nestled amidst the serene surroundings of Bardia, 56 Paul Cullen Drive epitomises modern comfort and tranquil living. This immaculately presented residence offers a perfect blend of contemporary design and natural beauty, creating an idyllic retreat for homeowners seeking both luxury and serenity. Expansive living spaces beckon with their abundance of natural light and seamless flow. From the welcoming foyer to the airy living areas, every corner of this home exudes a sense of warmth and openness. Step outside to your own private oasis, where lush greenery and manicured gardens create a serene backdrop for outdoor living and entertaining. Whether unwinding on the patio or hosting gatherings under the stars, the outdoor space is sure to impress. Situated in the family-friendly community of Bardia, this home offers the perfect blend of peace and convenience. With parks, schools, shops, and transport options just moments away, everything you need is within easy reach!

**Features Include:**

- \* Four generous sized bedrooms with built in wardrobes to three
- \* Escape to the serenity of the master bedroom, a luxurious haven designed for ultimate relaxation offering a stunning ensuite with a floating double vanity, and floor to ceiling tiles plus a walk in wardrobe
- \* Open plan living and dining
- \* The heart of the home, the gourmet kitchen boasting top-of-the-line smeg appliances, 40mm stone bench tops, ample storage space, butler's pantry and an additional walk in pantry, it's both stylish and functional
- \* Media room
- \* Main bathroom offering a bathtub and floor to ceiling tiles
- \* Downlights throughout
- \* Ducted air conditioning
- \* High ceilings
- \* Internal laundry with external access
- \* Double lock up garage with internal access

**Sitting on a 404.5m<sup>2</sup> block of land**

**Inclusions List:**

- \* Double blinds to all rooms (sheer and blackout)
- \* Motorised blinds to high windows and at the alfresco
- \* Hybrid engineered flooring
- \* Undercover premium ecodeck with no maintenance
- \* Double stacker doors opening onto the alfresco creating inside and outside living
- \* Skillion roof combined with large windows bringing in an abundance of natural light and warmth
- \* Synthetic grass backyard
- \* North facing corner block with limited neighbours
- \* Built in 2021

**Location:**

- \* Approx 700m to Bardia Public School
- \* 800m to Brigade Park
- \* 1.1km to Ed. Square Shopping Centre
- \* 1.3km to Edmondson Park Station
- \* 2.1km to Edmondson Park Public School

Close to both Sydney Airport and the upcoming Western Sydney Airport. With its elegant design, spacious interiors, and serene surroundings, this exceptional property offers the perfect sanctuary to call home!