

# 6 Avocet Circuit, Cranebrook, NSW 2749

## Sold House

Friday, 6 October 2023



6 Avocet Circuit, Cranebrook, NSW 2749

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Umang Pokharel  
0288095822



Bishal Pokhrel  
0432546284

**\$1,010,000**

Call Umang on 0411 579 310 / Bishal on 0432 546 284 for a Free Market Update on your home now! If you are looking for a comfortable home in the desirable Waterside estate? Look no further than 6 Avocet Circuit, Cranebrook! Urbane Real Estate is delighted to present this stylish modern, light-filled 4-bedroom masterpiece situated in a sought-after location in Water side Estate Cranebrook. With views to the mountains plus the tranquility of the boarded lake walks this is a unique area that will delight everyone. This beautiful double-storey property boasts three spacious bedrooms upstairs all with built-in wardrobes and an ensuite in the master bedroom and one more bedroom/study downstairs, remote control double garage with internal access, this home is both convenient and practical. Features we love: + Built over two levels, with a carefully designed distinction between the living areas and bedrooms + Three bedrooms on the upper level all fitted with robes including walk-in to the master, one bedroom downstairs + Fourth or guest bedroom which can be used as study as well and is downstairs + Designer inspired bathroom and ensuite with a stylish neutral pallet, powder room on the lower level + Multiple living areas include a formal lounge, large scale dining and family room plus a rumpus room + A large entertaining, undercover area has views over the level yard + Double garage with internal entry, ducted air-conditioning + The entire house is fitted with seamless energy-saving led down lights and a huge 6.6 KW solar system installed, producing more than sufficient energy needed for the house + Features of the Estate include community facilities such as a swimming pool, children's dedicated playground, tennis courts and multiple walking tracks There is a community hall which is a vibrant space for people of all ages to come together and connect. It hosts a wide variety of events, from walking groups and baby groups to Christmas parties and street festivals. The hall also has a gym, pool, and tennis courts, making it a great place to stay active and healthy. It has an abundance of other services- cafes, and restaurants to its proximity, Cranebrook Shopping Village, Penrith Plaza, and easy access to Northern Road and Great Western Highway, M4 Motorways, and Schools for children". This beautiful house is for anyone looking to make this home as your dream home to live in a peaceful and tranquil location in the suburbs of Penrith or if you are looking for a good investment with Potential rent of \$780 Per week. DISCLAIMER: Urbane Real Estate have taken all care in preparing this information and used its best endeavours to ensure that the information contained herein is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained.