

**6 Higgins Close, Gloucester, NSW 2422**



**House For Sale**

Wednesday, 24 April 2024

**6 Higgins Close, Gloucester, NSW 2422**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 846 m2**

**Type: House**



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## Price Guide: \$765,000 - \$795,000

This impressive Gloucester residence is meticulously presented and maintained inside and out. For those that have been searching for a home that offers a practical and functional floor plan whilst embracing a stunning outlook and aspect, this is the perfect option! Showcasing high raked ceilings, sun drenched interiors and an open plan living area which flows seamlessly towards the outside alfresco entertaining areas. Built 2 years ago & remaining in immaculate condition this home radiates pride of ownership and is far from the ordinary. With a land area of 846.3 sqm, there is plenty of room to enjoy the outdoors in the backyard or on the balcony. The modern architecture and interior design of the house create a warm and inviting atmosphere, perfect for relaxing or hosting guests. Situated in a desirable neighborhood, this property offers the perfect blend of urban living and natural surroundings. Whether you're enjoying a meal in the dining room, cooking in the kitchen, or lounging in the living room, you'll feel right at home in this beautiful house. Features include:

- 3 bedrooms with built in wardrobes
- Spacious master suite with access to balcony, ensuite and walk in robe
- Both the ensuite and main bathroom are spacious and fitted with quality inclusions
- High raked ceiling and an abundance of natural light
- Open plan lounge dining area
- Large well-appointed kitchen with impressive butlers kitchen
- neutral colour palette throughout
- A/C in living area and main bedroom, plus fans in living area and bedrooms
- Gas outlet for heating in living room. Gas outlet on balcony for BBQ
- 2 elevated balconies plus a rear deck
- Landscaped front and back yard
- There is a double garage with automatic door, large workshop, or storage room and plenty of under house storage.

The well-designed split-level home provides internal access from the garage, but also an option to enter from the path at the front.

- There is also room for a carport and caravan parking.
- The laundry is located at the lower level, but also has a washing machine space in the butler's pantry for added convenience and to help those who may have mobility issues with stairs.
- There is a lovely outlook from balconies and back yard. With views of the Bucketts Mountains and the Mograni.

Situated in a highly desirable location amongst other quality homes, within close proximity to schools, shops & medical facilities. Don't miss out on the opportunity to make this property your own. The price guide for 6 Higgins Close is \$765,000 - \$795,000. Contact us today to schedule a viewing and make this house your new home! For more information or to arrange an inspection contact Kristy Markham on 0408 643 328. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.