

**6 Newleaf Close, Werrington Downs, NSW 2747**



**Sold House**

Monday, 14 August 2023

6 Newleaf Close, Werrington Downs, NSW 2747

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 715 m<sup>2</sup>

Type: House

**\$957,500**

Filip Milutinovic from Ray White is proud to present to the market 6 Newleaf Close, a beautifully presented single-level brick home in a highly sought after pocket in Werrington Downs. Sitting on a generous 715m<sup>2</sup> (approx) block in a quiet cul-de-sac, this home has everything you need to raise your family. The well-maintained front yard creates an inviting ambiance that showcases the home's exceptional charm. As you walk through the front door you are greeted with a sense of warmth with a beautifully appointed family room with a classic fireplace. Experience the joy of abundant space with two distinct living zones, thoughtfully designed to cater to your every need. One area provides an elegant and cosy atmosphere for intimate gatherings, while the second offers a more spacious and open-plan living and dining area to accommodate family and guests. Four generously sized bedrooms all with built ins offer comfort and privacy for every family member or guest. There are two large reverse cycle split-system air-conditioning units and a ventilation system connected to the other living zones along with ceiling fans to each room you can be sure to stay cool during warm summer nights. Adding to the allure is a versatile rumpus room, a canvas for endless possibilities. This space adapts effortlessly to your lifestyle, whether hosting gatherings, indulging in leisure, or cultivating new hobbies. The rumpus room has plenty of space for activities and has sliding door access to the backyard from both sides. Practicality meets convenience with ample parking area that accommodates up to three vehicles. A garage accompanied with large covered carport ensures protection from the elements, with plenty of space for vehicles and storage, along with potential for entertaining. Stepping through the home to outside, the backyard unveils a hidden oasis - a meticulously manicured garden to be admired. This private retreat offers an abundance of grass area with many possibilities, such as space for a pool or a granny flat (STCA).

**FEATURES INCLUDE:**

- Open-plan living and dining
- Two living rooms
- Rumpus Room
- Four bedrooms all with built ins
- Two bathrooms
- Split system air-conditioning
- Ceiling fans
- Ample kitchen space
- Laundry with external access
- Lock up garage & carport
- Solar panels

**SOME AMENITIES CLOSE BY:**

- Coles Cambridge Gardens (1.2km)
- Werrington County Shops (2km)
- Cambridge Gardens Public (600m)
- Werrington County Public (2.8km)
- Cambridge Park Public (2km)
- Cambridge Park High (2.9km)
- Rainbow Cottage Children centre (750m)
- Coronation Gr Park (700m)
- Jim Anderson Park (1.2km)

Don't miss out on this fantastic opportunity to secure this charming home for your family. Please call Filip on 0435 200 345 to book your inspection!