

# 66 Mangrove Circuit, Melonba, NSW 2765

## Sold House

Tuesday, 15 August 2023

66 Mangrove Circuit, Melonba, NSW 2765

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 330 m2

Type: House

**\$1,445,000**

Creating a beautiful and welcoming first impression. Entering this home, first thing you'll notice is the beautiful expansive entrance, giving the house a touch of elegance and warmth. The open-plan kitchen and dining sets the tone for the rest of the home, providing a modern, stylish and welcoming atmosphere. The kitchen features high-end stainless-steel appliances, ample storage cabinets and a large kitchen island that will suit all the requirements for preparing and sharing meals with family and friends. This flows through to the generously sized dining area, which is perfect for hosting family dinners, parties or events. The expansive living areas in this home are perfect for relaxation and entertainment, featuring multiple living spaces that offer natural light all day long. For those who work from home, the study area provides privacy and seclusion to focus on important tasks. The property hosts five bedrooms, all generously sized and featuring built-in wardrobes. The master suite is something special, featuring a modern ensuite and a vast, beautifully designed walk-in robe. The other bedrooms are spacious with natural lighting, offering ample storage and the versatility to customize them to your preference. The outdoor area creates the perfect setting for an alfresco dining experience with an outdoor entertainment area that's perfect for hosting barbecues or enjoying a glass of wine under the stars. It is the perfect place to sit back and unwind after a long day. Situated in the sought-after suburb of Melonba, the home is close to various amenities and facilities, such as quality schools, shopping centres, restaurants and parks. It is in an ideal location for a peaceful lifestyle while still offering easy access to everything Marsden Park has to offer. This fantastic opportunity will not last long, make sure to schedule your viewing with Fady Ayash on 0452 323 064. Hunters Agency & Co believe that the information contained herein is gathered from sources such as Principal/vendors & their legal representatives which we deem to be reliable. All lot sizes/measurements are approximate; the website may have filtered the property into a price bracket for website functionality purposes. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries. Intending purchasers should seek legal & accounting advice before entering into any contract of purchase.