

# 66 The Ponds Boulevard, The Ponds, NSW 2769



## Sold House

Friday, 15 September 2023

66 The Ponds Boulevard, The Ponds, NSW 2769

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 580 m2**

**Type: House**



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**\$1,750,000**

Nestled in the heart of The Ponds, where convenience meets comfort, this much-loved, single-level Eden Brae family abode awaits its next lucky owners. Just 150 meters from the local public school and shopping centre, this spacious 580sqm block is a haven of warmth and welcoming charm. Contact us today to arrange an inspection!

As you approach, you're greeted by a warm and inviting façade, complete with a fenced front yard featuring an automatic gate for added security. Manicured lawns and gardens frame the entrance, setting the tone for the beauty that lies within. Step inside, and you'll discover a seamless flow through to open-plan formal living and dining spaces, featuring glorious floorboards that lend an air of sophistication to intimate gatherings. A range of spacious living areas beckon ahead, including a tiled casual meals area that doubles as the perfect study, a family room off the modern kitchen with stacker doors leading to the alfresco, and a sizeable rumpus room at the rear of the home. These spaces harmoniously combine to create an entertainer's paradise, perfect for hosting events and parties of all sizes.

The heart of the home, the modern kitchen, boasts 40mm laminate benchtops, a 900mm gas cooktop, 900mm oven, dishwasher, double door pantry, and even an integrated coffee machine, making meal preparation a joy. Your master suite, a true sanctuary, awaits with plantation shutters, a sitting retreat, his-and-hers walk-in wardrobes, and a luxurious ensuite. The neutrally coloured ensuite features a double vanity, a shower with a niche, and a toilet. Three generously sized bedrooms, each with built-in wardrobes, ensure comfort for the entire family. The main bathroom echoes the elegance of the ensuite with its neutral palette and comes complete with a vanity, bathtub, shower with a niche, and a separate toilet. Outdoor living is equally exceptional, with a spacious tiled alfresco area boasting a ceiling fan and downlights, enveloped by low-maintenance lawns and gardens - the perfect backdrop for relaxation and outdoor gatherings. Additional features of this remarkable home include a laundry with external access, LED downlights, an alarm system, security cameras, ducted air conditioning, video intercom, 5.5kW solar panels, linen storage, and a double automatic garage with both internal and external access.

But it's not just the home that's exceptional - the location is unbeatable. You're just approximately 150 meters from John Palmer Public School and The Ponds Shopping Centre, around 1.8km from The Ponds High School, and a mere 2.5km from Tallawong Metro Station. Plus, for the active family, The Ponds Stadium is only around 550 meters away, and Jonas Bradley Oval is just a short 1km stroll. Don't miss this rare opportunity to secure a home that combines luxury, space, and unbeatable convenience. Your dream family home in the heart of The Ponds is waiting for you - make it yours today.

\*\*\*\*Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information. For inclusions refer to Contract.