

**7 Avondale Avenue, Parklea, NSW 2768**



**House For Sale**

Thursday, 11 January 2024

7 Avondale Avenue, Parklea, NSW 2768

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 433 m2**

**Type: House**



Shiv Nair

0272523222



Anuj Mane

0416137339

## **AUCTION - Guide \$1,300,000**

This modern double-story home nestled on a generous 433.9sqm block, around the corner from Davison Reserve and children's playground - Welcome to 7 Avondale. Boasting polished timber floors, an upstairs balcony and spacious alfresco area, this naturally integrated home offers a seamless flow to the outdoor entertainment area. Features: • Four bedrooms with built-in wardrobes, grand master features walk-in robe, ensuite and private balcony • Multiple formal and everyday living and dining areas, including study/rumpus room • Modern kitchen featuring stainless steel appliances, gas cooking, breakfast bar and abundant bench and storage space • Main modern bathroom includes bath, shower and toilet, and downstairs powder room • Well-appointed internal laundry for all linen work and storage • Covered, newly tiled alfresco sprawls across entire rear of house, framed by manicured lawn • Double garage with internal access and an attic for storage, and dual carport for extra parking • Additional Features: solar power, ducted air conditioning and plantation shutters. Zoned to Quakers Hill East Public School and Quakers Hill High School, with Holy Cross Primary School and Wyndham College nearby. Easy stroll to local reserves including Alwyn Lindfield Reserve and Blacktown Leisure Centre. Take City Express Bus 616X and Parramatta Bus 663 from nearby Sentry Road. Showcasing quality fixtures throughout and a seamless internal-external integration, this residence is ready for the family who loves multiple living spaces, surrounded by choice amenities - Call Shiv on 0451 883 102 for further information.