

**71 Sedgman Crescent, Shalvey, NSW 2770**



**Lifestyle For Sale**

Wednesday, 29 November 2023

71 Sedgman Crescent, Shalvey, NSW 2770

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 557 m2**

**Type: Lifestyle**



Marya Stylli

**\$789,000**

The front façade of this three-bedroom family home is welcoming with north-facing porch & windows. Immaculate brickwork & newly-painted Spanish roof tiling complement the quality fencing & front gate, landscaped gardens & dual-toned driveway. With swimming pool & outdoor entertaining areas, & located near multiple shopping centres, schools, parks & recreational facilities, this home will suit an active, fun-loving family.- A wide front porch leads into a generous entrance hall- The spacious carpeted living room is bright & comfortable with shaded north-facing windows & split-system air conditioning- All three bedrooms are carpeted, two with built-in robes, master with split AC- The NEW fully-tiled contemporary bathroom is simply stunning with quality oversized tiling, 'his & her' vanity & double shower recess- The tiled open-plan family, dining & kitchen area flows out to a massive covered patio with built-in hooded & flat-top BBQ facilities, ideal for large gatherings overlooking the pool & manicured formal garden- Beautiful saltwater swimming pool with spa, terrace & Balinese-style cabana- Off-street parking for 5 cars: Gated drive-through carport for two cars in tandem; double lockup garage in the rear; & a parking space in the driveway- The double garage with new roller doors is carpeted & currently being used as a games room (pool table & accessories can stay). It has ceiling fans, exposed trusses which can be used for storage & an alcove (with separate entrance) for workshop/hobbies, fridges & a toilet so you don't need to splash through the home from the poolFURTHER HIGHLIGHTS INCLUDE: Laundry with outdoor access; well-appointed kitchen with dishwasher; security doors/screens; modern neutral tones; linen closet; fully-fenced; perimeter lighting; & garden shedDESIRABLE LOCATION- Bidwill Square (1.9 km); Emerton Village & Woolies (3.2 km); Plumpton Marketplace (4.3 km); Westfield & cinema (5.8 km); Greenway Village (5.9 km)- Surrounded by national & regional parks; swimming centre (6.9 km); golf club (7.9 km); Sportspark (9.9 km); Sydney Zoo (12 km)- Zoned for Shalvey Public School (just a 400m walk) & Chifley College: Shalvey Campus (1 km) or Senior Campus (7.4 km)- 5-min walk to buses; medical centre (1 km); hospital (6.7 km); Sydney (48 km)This family home has it all – great location, two living areas, outdoor BBQ entertaining area, pool with cabana, parking for five cars & low-maintenance landscaped gardens, so call Marya on 0425 275 555 to arrange an inspection.