

75 Ninth Avenue, Loftus, NSW 2232



House For Sale

Thursday, 11 April 2024

75 Ninth Avenue, Loftus, NSW 2232

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 613 m2

Type: House



Greg Calderwood
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Jonathan Eyles
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Auction

Welcome to your dream abode nestled in the serene neighborhood of Loftus. This stunning four bedroom home offers an unparalleled living experience with its generous space, high ceilings and versatile layout, perfect for families seeking comfort and style.- Modern kitchen featuring 40mm caesarstone benchtop with breakfast bar seating, and equipped with high quality Ilve natural gas appliances, an abundance of sleek cabinetry, glass splash back and Miele dishwasher.- Embracing natural light, the generous living dining area features airy high ceilings and effortlessly flows to the undercover entertaining deck with skylights and convenient natural gas outlet.- Resort-like sparkling in ground pool, separate spa and gazebo makes this the perfect residence for entertaining all year and enjoys a large grassed yard with a sunbathed northerly aspect.- Generous upstairs living area with distant views of Botany Bay and 2.7m high ceilings features wet bar, surround sound system and quality slate pool table.- Master bedroom features mirrored built in wardrobe and fully tiled ensuite complete with floating double vanity, frameless walk in shower with dual shower heads, heated towel rails and mirrored cabinetry.- Additional three great sized carpeted bedrooms all with built in wardrobes and plantation shutters, plus family office with access to laundry.- Convenient laundry with both internal and external access features an additional shower and has provisions for a toilet.- Fully tiled family bathroom featuring heated towel rails, floating vanity with storage options, frameless shower, bath, mirrored cabinetry and toilet. Additional family bathroom and water closet with instant hot water tap.- Automatic entry double garage with storage and additional off street parking.- Additional features: Split system air conditioning upstairs and downstairs, plantation shutters and downlights throughout, two linen cupboards, under stair storage, Rinnai 26 litre continuous flow hot water system and 1000 litre rainwater tank.- Directly opposite Pendlebury Park and within close proximity to good local schools, shops, cafes and public transport options.Land Size: 613.4sqmCouncil Rate: \$446.20 per quarterWater Rate: \$171.41 + usage per quarter