

# 82 Waterfall Boulevard, The Ponds, NSW 2769



## House For Sale

Thursday, 4 April 2024

82 Waterfall Boulevard, The Ponds, NSW 2769

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 391 m2**

**Type: House**



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## AUCTION!

Introducing the epitome of luxury living in the prestigious Silverleaf Enclave at The Ponds. Nestled within an enviable location, this single-level family abode exudes sophistication and charm, offering a lifestyle of unparalleled convenience and elegance. Located within walking distance of local schools, shops, parks and public transport, contact us today to arrange a viewing!

Step into timeless elegance as you are greeted by the majestic façade adorned with manicured front gardens and a sleek colorbond roof. The allure continues as you enter the heart of the home, where a spacious open-plan family and dining room await, featuring chic floorboards, plantation shutters, and seamless access to the alfresco area — a haven for entertaining guests in style. Indulge your culinary senses in the contemporary kitchen, boasting a large island bench, exquisite 20mm stone benchtops, premium appliances including a 900mm gas stove top and dishwasher, pantry, undermount sink, and a filtered water tap. Escape to your private sanctuary in the ultimate cinema experience of the media room, complete with dark feature walls, a starlight-look ceiling, projector and a state-of-the-art Yamaha speaker system — a haven for movie enthusiasts. Retreat to the master suite, thoughtfully positioned at the rear of the home, offering a walk-in wardrobe, serene rear yard views overlooking the pool, and a luxurious ensuite featuring a double vanity with stone bench, shower with niche, and a toilet. Three additional bedrooms await, each offering ample space and two with built-in wardrobes, while the main bathroom mirrors the elegance of the ensuite with its stone benchtop vanity, bathtub, shower, and private toilet. Step outdoors to a lavish retreat, where a stunning decked alfresco area awaits, complete with a woodfire pizza oven — a culinary delight — and a sparkling saltwater swimming pool, surrounded by glass balustrades and stone surrounds — an oasis of relaxation and indulgence. This home is replete with additional features including a study nook with a built-in desk, ducted air conditioning, LED downlights, alarm system, Grid Smart Home technology, laundry with linen storage, and a double automatic garage with epoxy flooring and internal entry. Experience the pinnacle of luxury living, conveniently located within minutes' walk to esteemed schools, shops, parks, and public transport — including John Palmer Public School, The Ponds High School, The Ponds Shopping Centre, Silverleaf Park, and Tallawong Metro Station. Indulge in the Silverleaf lifestyle — where luxury meets convenience, and every moment is a testament to refined living. Schedule your viewing today and elevate your lifestyle to new heights!

\*\*\*\*\*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.