

85 Waterfall Boulevard, The Ponds, NSW 2769



House For Sale

Monday, 27 November 2023

85 Waterfall Boulevard, The Ponds, NSW 2769

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 589 m2

Type: House



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AUCTION THIS SATURDAY 11.45AM ON-SITE!

Nestled in the serene Silverleaf enclave, this single level family home is more than just a residence – it's an almost off-grid oasis that redefines modern living. Located in proximity to The Ponds High School, Riverbank Public School, and St John Paul II Catholic College, this exceptional property is an invitation to experience a lifestyle of unparalleled comfort and eco-conscious elegance. -☑️East-facing and bathed in natural light, this Wisdom-built home is a beacon of efficient living. -☑️The master bedroom features a walk-in robe, plantation shutters, a ceiling fan, and an ensuite, providing a private oasis within your home. -☑️Three additional bedrooms, all fitted with built-in robes and ceiling fans, two of which boast built-in study nooks, ensuring comfort and functionality for every member of the family. -☑️Indulge in the main bathroom with its neutral colour palette, a shower with a niche, a bathtub, vanity, and a separate toilet. The ensuite boasts similar elegance with a double vanity and toilet, all enhanced by sophisticated 20mm benchtops. -☑️The modern kitchen features 3-year-old Bosch Serie 8 appliances, including a self-cleaning oven, a 900mm free-standing gas cooktop, stainless steel dishwasher, island bench, and walk-in pantry, all adorned with exquisite 20mm stone benchtops. -☑️Enjoy a formal living/media room with a ceiling fan, plantation shutters, and lush carpeting. The open-plan, tiled dining/living room seamlessly connects to the backyard and features a ceiling fan for added comfort. -☑️Enjoy year-round comfort with a Fujitsu 18Kw 3-zone reverse cycle air conditioner, installed in August 2023, backed by a 5-year warranty. -☑️Downlights, roller blinds/curtains throughout, and the warmth of tiles and carpet installed in November 2023. -☑️Benefit from a security alarm, double linen storage, concealed laundry with built-in cabinetry and yard access, and a double automatic garage with extra storage space, an EV charger, garden tool rack, and internal entry. -☑️Unwind in the undercover alfresco off the dining room with a ceiling fan, downlights, and a deck, overlooking manicured lawns and gardens surrounding the premises. -☑️Step into a 30 square meter kitchen garden with a decked walkway, producing an abundance of fresh, home-grown fruits and vegetables. Automated watering and drainage ensure a hassle-free gardening experience. -☑️Find solace under the shade of Lemon, Lime, Avocado, and Nectarine trees, surrounded by aromatic herbs like Rosemary, Thyme, Bay Laurel, Lemon Myrtle, and a variety of chili plants. -☑️Stay connected with NBN Optic Fiber to the premises, delivering speeds of up to 1Gbps for all your digital needs. -☑️Harness the power of the sun with an 8Kw solar system featuring Enphase micro inverters, installed in February 2020 with a remarkable 22-year warranty. -☑️Maximised privacy and minimised 'neighbour's fence' views from every window. -☑️Approx. 750m to Riverbank Public School, approx. 950m to The Ponds High School, and approx. 2.9km to St John XXIII Catholic College. -☑️Approx. 850m to The Ponds Shopping Centre, approx. 100m to Silverleaf Park, approx. 2km to Tallawong Metro Station, approx. 3.5km to the newly approved Rouse Hill Hospital. This residence is not just a home; it's a sustainable haven where luxury meets eco-consciousness. Don't miss the chance to immerse yourself in the charm of this almost off-grid gem. 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.