

**87 Phoenix Avenue, Stanhope Gardens, NSW 2768**



**House For Sale**

Tuesday, 11 June 2024

87 Phoenix Avenue, Stanhope Gardens, NSW 2768

**Bedrooms: 4**

**Bathrooms: 2**

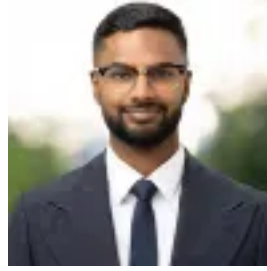
**Parkings: 2**

**Area: 513 m2**

**Type: House**



Shiv Nair  
0272523222



Keerthi Gajendran  
0272523222

## AUCTION

Presenting a beautiful balance of peace, convenience and substantial space for the growing family, this neat single level home offers ease of living in an idyllic location that meets all lifestyle requirements. Its north-to-rear aspect ensures pleasant sun filled interiors and outdoor entertaining all year round, while its wonderful setting delivers Stanhope Village shops, popular local parks and leisure facilities all within minutes - Welcome to 87 Phoenix. Features: • Perfectly scaled and mostly level 513.7sqm allotment • Prime north-to-rear orientation • Four bedrooms featuring built-in wardrobes and split system air conditioning to most, the master revealing a sizeable walk-in robe and ensuite • Central family lounge, plus a spacious connected dining area with split system air conditioning • Well-appointed kitchen presenting a Bosch dishwasher, 5-burner gas cooktop and solid storage • Two full bathrooms, the main featuring a separate bath, shower and toilet • Internal laundry with practical outdoor access • Paved wraparound entertaining courtyard shaded underneath a pergola with lights and ceiling fans • Private level yard with hedged lawns, extensive side yard for optional tandem parking • Internal access to double automatic garage with single rear drive-through • Additional features: Natural gas hot water system and internal gas outlets, external power points, modern roll-down blinds, new LED internal downlights, alarm security, smart front door lock Close to Blacktown Leisure Centre amenities, local buses, M2/M7 motorways and a selection of reputable local schools including Glenwood High, Holy Cross Primary and St John XXIII Catholic College, this well-kept residence makes for a rewarding family home in every respect - contact Shiv Nair today on 0451 883 102 for further information.