

# 87 Waterfall Boulevard, The Ponds, NSW 2769



## House For Rent

Saturday, 13 April 2024

87 Waterfall Boulevard, The Ponds, NSW 2769

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



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**\$1100 pw**

Lifestyle: Nestled in an enviable location within the Silverleaf enclave, this recently painted haven offers an unparalleled living experience. Ideal for large or intergenerational families, and positioned within walking distance of schooling, shops, parks and public transport, welcome to your new home!

Accommodation & features: - Formal lounge room with bi-fold doors. These doors effortlessly extend the space or create a secondary room, offering versatility. - The heart of this magnificent residence is the expansive open-plan family and dining area, seamlessly connected to a gourmet kitchen. The stacker doors lead to an alfresco space, transforming it into the perfect entertaining haven. - Kitchen features 20mm waterfall stone benchtops, pantry, stainless steel appliances including gas cooktop, electric oven, ducted rangehood and a dishwasher. - The lower level is designed to cater to guests or extended family, offering a guest bedroom with its own walk-in wardrobe and a full third bathroom nearby. - The outdoor space is a true marvel, showcasing an enviable alfresco area with timber-look tiles, timber-capped ceilings, a fireplace, ceiling fan, electric sunshades, and an outdoor kitchen. This space overlooks easy-care lawns and gardens. - Upstairs rumpus room with built in storage. - Four bedrooms upstairs. - Walk in robe and ensuite to two bedrooms, built in robes to the other two bedrooms. - Double garage with built in storage and internal access. - Additional features include internal laundry, linen press, under stairs storage, ducted air conditioning with 4 zones, ducted vacuum system, downlights, garden shed, ceiling fans, combination of tiles and floorboards. - The location is unbeatable, approx. 750m to Riverbank Public School, approx. 1km to The Ponds High School, approx. 850m to The Ponds Shopping Centre, approx. 120m to Silverleaf Park, approx. 500m to Peel Reserve, and approx. 1.9km Tallawong Metro Station.

Facts: - Availability: 17/4/24 - Pets: Subject to owners approval - Lease Period: Negotiable upon application - Parking: Double Auto Garage - Cooking: Gas cooktop and Electric Oven - Heating or Cooling: Ducted Air Conditioning

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