

**8a Cronin Avenue, Junction Hill, NSW 2460**



**Sold House**

Saturday, 19 August 2023

8a Cronin Avenue, Junction Hill, NSW 2460

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2287 m2**

**Type: House**



Kylie Swift

0488161621

## Contact agent

Welcome home...Mid 2020, an amazing opportunity came to purchase this half acre (approx.) block in the flood-free suburb of Junction Hill. Not only is it flood-free, but this battle-axe block is also in one of the areas most valued positions with special Large Lot Residential zoning. Here the blocks are bigger, the views over the farmland are better, and privacy is KEY. Construction started in April 2021 and was finalised March 2022. Rare will be the opportunities, to take ownership of homes still under warranty in the coming years. Talk about bang for your buck...- Just over 300m<sup>2</sup> of space under the roofline, positioned for views. - The galley style kitchen offers stone benchtops, a walk-in pantry, double sink, freestanding oven, dishwasher, and breakfast bar.- Three living areas positioned throughout noted as Media, Family, Activity, plus the I.T HUB.- The heart of the home & the master suite flow seamlessly onto the outdoor living space. - Luxury master suite with a walk-in-robe plus a fully equipped, light-filled ensuite with a deep bath, twin vanities, large shower, and a separate toilet. - Bedrooms 2, 3 & 4 all have built-in robes and access to the master bathroom that also features a bath, shower, vanity & a separate toilet. - The laundry offers great hanging space, and there are multiple linen closets throughout. - Ring security cameras surround the home with automatic & Alexis controlled external lights. - Internally, Alexis controlled fans and ducted air-conditioning are ready for the heat this summer.- A substantial 10kw solar system has been installed taking advantage of a perfect Northern aspect.- A massive 10,000l water tank caters for the grey areas and gardening needs. - Designated areas for the pool or the shed should this be a personal preference. - Rates are approx. \$3566 per annum. COVID, fires, floods, interest rates, construction loan criteria's, access to materials, and the shortage of tradespeople; they have all played a significant role in disrupting the local building trade. More and more we see vacant blocks of land re-listed for sale. In recent years, renovations were embraced with confidence, however now, unless you have friends in high places, it can be a 1-2+ year wait to even start a project. Here you have absolute perfection right at your fingertips. Our sellers require a sale to move onto their next venture. Offers will close 4th September @ 10am, unless our sellers receive an offer they just can't refuse prior. Contact Kylie Swift at Virtue Property on 0488 161621 to register your interest.DISCLAIMER:Whilst a high duty of care has been exercised in sourcing all marketing content, we cannot always guarantee its accuracy. We ask that prospective purchasers carry out their own searches and investigations on matters of personal or professional interest.