

**9 Pearra Way, Claremont Meadows, NSW 2747**



**House For Sale**

Wednesday, 29 November 2023

9 Pearra Way, Claremont Meadows, NSW 2747

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**

## JUST LISTED | ONE OF A KIND!

We are pleased to present 9 Pearra Way Claremont Meadows brought to you by award winning agents Vedant Agrawal and Nicholas Nguyen. In a remarkably advantageous locale, this residence stands as a hub of convenience, offering not only easy access to a bus stop for seamless travel connections but also the soothing proximity of nearby parks, the expansive charm of road fields, the pampering haven of a conveniently located hair salon, and the practicality of nearby mobile and car repair services, combining to create an integrated and enriched lifestyle where every essential aspect of daily living is effortlessly within reach.

**WHAT WE LIKE ABOUT THIS PROPERTY:**

- Luxuriate in the graceful ambiance of laminate flooring, adding an opulent touch to every room
- Explore the intimate living spaces merging into a spacious dining area, seamlessly complemented by a generous extension for added space for hosting
- 3 spacious bedrooms with built in robes and additional space upon entrance for use as office set-up
- Air conditioning and the subtle radiance of down-lights create an inviting atmosphere and a home ready to move into
- Well-appointed kitchen, complete with gas cooking facilities, ample storage space and an island bench-top
- Down-lights present which have been recently added to the home
- Solar panels present ensuring optimal energy efficiency
- Teenage re-treat present with access through from the sun-room for use as family entertaining and games
- Garden shed at the rear for backyard equipment
- Located in a quiet cul-de-sac, providing an ideal area for families seeking peace and privacy in a serene environment
- A brick home with an ideal block size of 450 sqm a stone throw away from the new and upcoming metro
- Revel in the prime location advantage, strategically situated near Claremont Meadows Public School and the vibrant Caddens Shopping Centre, bringing unparalleled convenience to your doorstep

We welcome you to a residence that effortlessly fuses style, comfort, and prime location, inviting you to indulge in a lifestyle where every detail contributes to a harmonious and elevated living experience. This property is ideal for first home buyers and savvy investors and will not last long! Contact Vedant Agrawal on 0490 173 525 and Nicholas Nguyen 0435 325 628 to arrange an inspection or for further details.

**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 judgement to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.