

**9 Phillips Avenue, Oran Park, NSW 2570**



**House For Sale**

Monday, 13 May 2024

9 Phillips Avenue, Oran Park, NSW 2570

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 419 m2**

**Type: House**



Andrew Valciukas



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**\$1,299,950 - \$1,349,950**

This stunning, 4 bedroom Wisdom home is located in the sought after Catherine Park Estate and must be seen to be truly appreciated. If you like the finer things in life, then this property should be on the top of your list. Properties of this calibre are seldom offered in the market. The seamless combination of space, colour, quality finishes and an interior designer's flair effortlessly creates a home that is both extremely inviting and breathtakingly impressive. The practical floorplan of this home successfully creates an enjoyable and useable living space. With a generous separate lounge at the front of the home and a spacious central living area that flows through stackable sliding doors onto an extended alfresco, this is a home that is extremely functional. This property is completed by quality inclusions such as:

- Generous main bedroom with a double door feature entry, "his" + "her" walk-in robes & ensuite
- Large 2nd, 3rd + 4th bedrooms with built-in robes
- Ensuite includes floating twin vanity with 40mm stone top, semi-frameless shower screen & floor to ceiling tiling
- Separate lounge room with coffered ceiling feature
- Separate family room upstairs
- Main bathroom is completed by a floating vanity with 40mm stone top, free standing feature bath, semi-frameless shower screen + floor to ceiling tiling
- Designer kitchen includes 40mm stone bench top, 900mm free-standing stainless-steel cooker, 900mm stainless steel rangehood, window splashback feature, generous walk in pantry & soft close cabinetry
- Combined central lounge / dining / family area off kitchen which flows onto the extended alfresco area
- 3rd toilet / powder room downstairs
- Alfresco area has been extended to become a fantastic entertaining / living space
- 2 LUG with remote garage door
- 9 ft ceilings downstairs
- Downlights throughout
- Plantation shutters throughout
- Quality 400 x 400mm tiling throughout downstairs
- Ducted Airconditioning
- Alarm
- NBN connection
- Private 419m<sup>2</sup> block
- Built 2017

Located 100m from St Justin's Catholic primary school, 175m from St Benedict's Catholic College, 600m from Catherine Park Sporting Complex and only 1850m from Oran Park Podium (shopping centre), this property is close to every facility you could possibly need, while still offering the privacy of a quiet side street. Oran Park is a master planned community. Offering facilities such as a major shopping centre (Coles, medical centre, dentist + assorted specialty options), less than 15km to the new Badgery's Creek Airport development, multiple child care options, easy access to Narellan & extensive parkland and recreation spaces, this is an area which is increasingly desirable. The team here at First National Collective are very proud to be able to bring this property to the market. We have absolutely no doubt that this will be a much loved home for many years to come. First National Real Estate Collective believes that all the information contained herein is true and correct to the best of our ability however we encourage all interested parties to carry out their own enquiries.