

9 Pindari Avenue, Carlingford, NSW 2118



House For Sale

Saturday, 9 December 2023

9 Pindari Avenue, Carlingford, NSW 2118

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 739 m2

Type: House



Jack Ho

0297628888



Edward Chen

0297628888

Just Listed

Nestled in a quiet cul-de-sac position, this single-story home offers a serene retreat with a thoughtfully designed floorplan. Upon entry, the connected formal lounge and formal dining room create a welcoming atmosphere. The spacious rumpus room, bathed in natural light from large windows, provides a picturesque view of the yard, gardens, and the expansive outdoor living space. The well-maintained kitchen, centrally located and ideal for everyday life or entertaining, features electric appliances, including an oven and cooktop, dishwasher, double sinks, and a solid wooden benchtop with a laminate layer. The home comprises three bright bedrooms, each boasting mirrored built-in robes and ducted air conditioning for comfort. The master bedroom stands out with a private ensuite, adding a touch of luxury. The central focus of this residence is the expansive outdoor decking space. A pergola-covered section overlooks the remaining decking, providing ample room for hosting gatherings and enjoying the summer sun. The backdrop of established lush gardens and trees creates a private and ambient rainforest-esque setting, complete with a pond. This outdoor haven adds an extra layer of tranquility, making it the perfect space to enjoy throughout the year. Privately tucked away in an ultra-convenient pocket close to schools and public transport, this charming home boasts an enviable location.

Emphasizing its family-friendly appeal, the property is within a 5-minute walk to Carlingford West Public School and a 9-minute walk to Cumberland High School with additional educational options nearby including The Kings School and Tara Anglican School. Just a short 8 min drive away from Carlingford Court for convenient local shopping, or for larger scale luxury shops, an 11 min drive to Parramatta Westfields. Carlingford Station is only 4 min drive for easy commuting, while a bus stop within 500m walk further enhances the practicality of this location, it effortlessly combines tranquility with accessibility. This home seamlessly blends proximity to amenities with a strong focus on education, making it an ideal choice for families seeking convenience and a nurturing academic environment.

Internal features- The home features a seamlessly connected formal lounge and formal dining rooms that greets the entryway. The spacious rumpus room, surrounded by large windows, offers abundant natural light and stunning views of the yard, gardens, and expansive outdoor living space. The well-maintained kitchen sits at the heart of the home, positioned for easy access from all living spaces. It is equipped with modern conveniences, including an electric oven and cooktop, dishwasher, double sinks, and a solid wooden benchtop with a laminate layer, making it an ideal space for both everyday living and entertaining guests. Three bright bedrooms, each adorned with mirrored built-in robes and ducted air conditioning, ensure comfort and functionality. The master bedroom stands out with the added luxury of a private ensuite, providing a personal retreat within the home. The main bathroom and ensuite cater to comfort, with the ensuite featuring floor-to-ceiling tiles and the main bathroom offering a bathtub and a separate toilet for convenience. The laundry space, equipped with built-in storage and a stone benchtop, provides practicality with easy access to the outdoors. Extra features ducted air conditioning, 3.6kw solar system and open plan design

External features- The central focus of the house is the extensive outdoor decking space. A pergola-covered section overlooks the remaining decking, creating an inviting atmosphere for hosting gatherings or basking in the summer sun. Decking is backdropped by established lush gardens and trees, the decking area offers a private and ambient rainforest-esque setting, complete with a pond-an idyllic space to enjoy throughout the year. Single car port

Location Benefits- Carlingford Court | 4.3km (8 min drive) Carlingford Station | 2.2km (4 min drive) Parramatta Westfields | 6.7km (11 min drive) Sydney CBD | 28.1km (29 min drive approx) Bus Stop | 500m (7 min walk) School Catchment- Carlingford West Public School | 350m (5 min walk) Cumberland High School | 650m (9 min walk) Nearby Schools- James Ruse Agricultural High School | 700m (10 min walk) The Kings School | 2.5km (5 min drive) Tara Anglican School | 3.8km (7 min drive) Municipality: Parramatta Council