

# 9 Riceflower Drive, Denham Court, NSW 2565



## House For Sale

Friday, 15 March 2024

9 Riceflower Drive, Denham Court, NSW 2565

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 463 m2**

**Type: House**



Saurabh Robin Kalra

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## **Auction unless sold Prior**

Modern family living comes easy with this fresh, spacious and superbly appointed residence that offers an outstanding property package in the heart of Denham Court's master-planned Willowdale Estate. It has been designed to provide a generous home for the entertainer with great in/outdoor living areas, bright modern interiors and a substantial 463sqm block of land with a great-sized backyard for the kids. Presenting a smart and stylish lifestyle for those seeking quality and convenience, it makes a fantastic home of low-maintenance appeal, and will be very attractive to upgraders, first-time buyers, entertainers and investors. It's also well-positioned on an expansive north-to-rear level block in a quiet street that's a short distance from train stations at Leppington and Edmonson, Willowdale Shopping Centre, local schools and about 15km away from the upcoming Western Sydney Airport. Property features:- 463sqm with a private garden and plenty of room for kids and pets- Fresh and bright interiors feature easycare and cool tiled flooring- Spacious theatre room perfect for the entertainers or a movie night in- A well-designed open layout with spacious lounge and dining zones- Sheltered entertainment patio overlooking an inground swimming pool- Modern gourmet kitchen, island breakfast bar, gas and dishwasher- Three carpeted bedrooms with built-ins plus a dedicated office area- Master bedroom has twin walk-in wardrobes and a designer ensuite - A full family bathroom plus a large internal laundry with additional toilet - Internal access to an automatic lock-up garage and storage space- Air-conditioning, lock-up shed plus additional parking on the driveway Location:- 800m to Denham Court Public School- 800m to Goodstart Early Learning Willowdale-- 3-minute drive (1.5km) Jamboree Avenue Playground- 3-minute walk (1.5km) to Needlebush Avenue Playground- 3-minute drive (1.5km) to Willowdale shops- 3-minute drive (1.6km) to Willowdale Hotel- 3-minute drive (1.7km) to Willowdale Park- 8-minute drive (3.9km) to Leppington train station- 10-minute drive (5.8km) to Edmondson train station- 15-minute drive to the upcoming Western Sydney Airport- 15-minute drive (13.7km) to Campbelltown- 17-minute drive (12.9km) to Liverpool- Quick and easy access to both the M5 & M7For further information or to book an inspection, please contact Saurabh (Robin) at 0450 679 021.Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own inquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.