

**96c Stoddart Street, Roselands, NSW 2196**

**Raine&Horne.**

**Duplex/Semi-detached For Sale**

Friday, 16 February 2024

96c Stoddart Street, Roselands, NSW 2196

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 431 m2**

**Type:**

**Duplex/Semi-detached**



Peter Georgiou  
0423310600



Kamley Ibrahim  
0414260228

## Auction | Contact Agent

Generous proportions, stylish contemporary interiors and a desirable north east-to-rear aspect all combine to deliver an outstanding family sanctuary in this impressive dual-level residence. Cleverly engineered to maximise space and natural light, it reveals a superb free-flowing layout with beautifully appointed interiors offering the perfect environment for families. It features generous open plan living and dining areas plus a gourmet stone kitchen with quality stainless steel gas appliances, while sliding glass doors open to a superb undercover alfresco followed by a deep sun washed level backyard. Upper-level accommodation comprises four well-proportioned bedrooms, three of which are appointed with built-in wardrobes. The master features a designer walk-in wardrobe plus a chic fully tiled ensuite. Further highlights include a custom study nook, a full-sized main bathroom plus a guest power room, ducted air conditioning, extensive internal storage, video security intercom and an alarm. The residence is complete with internal access to a remote garage plus off-street parking. Occupying a substantial 431.6sqm level block, this instantly appealing home is positioned 700m to Centro Roselands and Roselands Leisure and Aquatic Centre, while enjoying easy access to local schools, beautiful parklands, public transport and the M5 Motorway.\* Impressive layout with open plan living and dining areas\* Beautifully appointed for stylish contemporary living\* Gourmet stone kitchen with quality s/steel gas appliances\* Stainless steel dishwasher, rangehood, walk-in pantry\* Effortless transition to covered entertainment courtyard\* Deep north-east facing level backyard with children's playhouse\* Upper-level bedrooms appointed with built-in wardrobes\* Main with custom walk-in robe and chic fully tiled ensuite\* Custom study nook, full-sized bathroom, powder room\* Internal laundry with direct outdoor access, vast storage\* Ducted air conditioning, alarm system, video intercom\* Internal access to remote garage plus off-street parking\* 700m to Centro Roselands, Leisure and Aquatic Centre\* Close to schools, parks, public transport, M5 Motorway