

Address available on request, Warrimoo, NSW 2774

CENTURY 21

## House For Sale

Monday, 18 March 2024

Address available on request, Warrimoo, NSW 2774

Bedrooms: 5

Bathrooms: 3

Parkings: 1

Area: 696 m2

Type: House



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## \$1,190,000 to \$1,210,000

Haven of Opportunity! Dual Living Property: Set on the side access road to the local shop, bus and rail services, fitted with sound installation creating a peaceful home and dual living or income property. Renovated to a contemporary style offering a 4-bedroom home with a 1-bedroom Granny flat located within the village of Warrimoo. R2 - Low Density Residential Suitable for the extended family and investors, the property offers the opportunity to enjoy an income while living in the 4-bedroom zone with the additional rental income from the Granny flat. The floor plan offers a spacious contemporary 4-bedroom family home with a modern self-contained 1-bedroom Granny flat. Are you considering an investment? Airbnb could be explored with easy access to public transport. The versatile floor plan offers numerous lifestyle options, whether looking to accommodate the family, work from home or an additional income, while enjoying a spacious family home, solar-heated in-ground pool, and gorgeous separate log cabin studio in the back garden. This thoughtfully designed home combines original features with updated renovations for modern living. It includes polished hardwood timber flooring throughout the home, a Ventis system for purifying and circulating air, stained glass feature windows, and home soundproofing features for quiet comfort. The 4-bedroom home is spacious, with wide hallways and a generous open-plan living and dining area that opens to the covered deck overlooking the inground pool and fenced backyard. Modern touches abound, including an enviable-sized butler's pantry with generous bench space and a wall of storage cabinetry, with white cabinets integrating with the kitchen. The kitchen includes an induction cooktop, Integrated rangehood, under-bench oven and Meile dishwasher. The main bedroom zone offers the master bedroom with built-in robes overlooking the heated inground pool. Adjacent is a modern second bathroom, a separate toilet with a hand basin, and internal laundry. All 4 bedrooms are a substantial size, all include built-in fitted robes and a renovated family bathroom. Granny Flat- What a wonderful, light-filled, modern 1-bedroom granny flat! Entering the main hall into its own light and bright entry vestibule. Enter left to a spacious bedroom with a built-in fitted robe and contemporary ensuite. Enter ahead from the entry vestibule to an open-plan modern kitchen, white with sink, cooktop, integrated rangehood, under-bench oven, white cabinetry, and integrated Ero laundry facility, opening to the living zone. A gated courtyard with a wall wall-mounted clothesline and sitting area services the 1-bedroom flat if leased out. Ceiling fans and split system reverse cycle air conditioners for year-round comfort. Drive through the carport to the gated and fenced backyard with a spacious log cabin with power. Studio, workspace or games room. This unique home is conveniently located close to all amenities, such as the train station, local shops, several schooling options, public transport, and so much more! Possible income stream or extended family accommodation, work from home. Expected rental return 4-bedroom home with pool. Expected rental return of \$750.00 - \$800.00 a week. 4 bedroom Current income \$800.00 per week Inc power we are informed. Expected rental return 1 Bedroom self-contained Granny flat \$300 a week recently vacated. Hosting guests as Airbnb to be explored. Main entrance front door opens to the entry hall leading to separate entries to the 4-bedroom home and 1- 1-bedroom granny flat or could be merged to one 5-bedroom home. Features: Backyard spacious timber Cabin Garden studio with power. Multi-living 4-bedroom home with 1-bedroom Granny flat kitchen and butler's pantry main house. Ventis air recycling system throughout the whole house. Inclusion of split system air conditioning and ceiling fans. Gas heating the main home and BBQ outlet on the deck. Fenced inground Pool, solar heated, chlorine and auto pool cleaner. Under-house storage Concrete floor. Back hardwood covered deck with gas connection for the BBQ for alfresco dining overlooking the inground pool. Drive through Carport. Gates at the end of the driveway into the backyard. Fenced backyard. Exterior, weatherboard. Front room acoustic walls. Sliding door from open plan living triple stack to covered dec. Ceaser stone benchtops in both kitchens. NBN connected. Renovated in 2016. Both Kitchen renovated in 2018. Walking paths through to Florabella pass walking track. Your own private solar heated in-ground pool – a refreshing oasis for warm summer days and quiet evenings by the pool. Less than 110 metres, 2-minute walk to Warrimoo train station overpass and local shops and bus stop. Convenient 2.5km, 30-minute walk or 8-minute drive to Blaxland IGA and shopping precinct. Ideal live and work-from-home opportunities in convenient position. Contact Century 21 Springwood today for more information and to schedule a viewing of this dual-living family home or simply for anyone looking for a conveniently located property with a flexible lifestyle opportunity. Disclaimer: We have sourced the information above from what we believe to be reliable sources. However, we do not guarantee its accuracy and accept no liability for inaccuracies. Interested parties are advised to conduct their own thorough investigations to verify the accuracy of the information provided.