

**1 Armstrong Road, Appin, NSW, 2560**



**House For Sale**

Friday, 16 August 2024

1 Armstrong Road, Appin, NSW, 2560

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Derek Worthington

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## Discover Your Dream Home in Appin Valley!

This isn't just a dream - it's everyday life in this stunning 4-bedroom home in sought-after Appin Valley.

As you enter you will be greeted with 600x600 tiles that flow throughout this sensational floor plan that is a perfect fit for anyone who loves to entertain.

The gourmet kitchen offers stone benchtops, ample cupboard space, stainless steel appliances and walk in pantry for your added convenience.

Your family gathers in one of three separate living zones, each offering its own unique charm. Perhaps it's movie night in the enclosed media room, or maybe the teenagers have claimed their retreat for the evening. Wherever you choose to relax, the ducted air conditioning and gas heating ensures year-round comfort.

The master bedroom includes walk in robe and ensuite bathroom with the other 3 bedrooms including mirrored built in wardrobes.

The well-appointed main bathroom services the kids portion of the home.

But the true magic happens outside. Step through to your alfresco area, where you can entertain with ease around the sparkling in-ground saltwater pool. As the sun sets, the LED downlights create a warm ambiance, perfect for those long evenings.

Energy-conscious buyers will appreciate the 39 solar panels harnessing approx. 13.4 kW of power, while practical features like the double garage and dual gate side access make daily life a breeze.

This isn't just a house - it's a lifestyle. A place where modern luxury meets family practicality. Where every detail has been carefully chosen to create a home of unparalleled style and comfort.

Don't let this opportunity slip away. Your dream home in Appin Valley is waiting. Call now to schedule a viewing and take the first step towards making this lifestyle yours!

Enjoy the best of both worlds, being located in a beautiful township of Appin, just 25.4km to the beautiful beaches of North Wollongong or 14.9km into the Central Business District of Campbelltown.

\* Harcourts has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, prior sale or withdrawal without notice.