

# 10 Ancura Court, Wattle Grove, NSW, 2173

## House For Sale

Thursday, 24 October 2024

10 Ancura Court, Wattle Grove, NSW, 2173

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Shane Puckett

## Stunning Family Residence

Welcome to 10 Ancura Court, Wattle Grove, a splendid Beechwood home tailored for families, astute investors & potential developers alike. Occupying a generous 682.9 square metre plot, this impeccable four-bedroom home offers both luxury and functionality. Each bedroom, sizeable and inviting, includes built-in wardrobes, while the master suite boasts a walk-in robe, built-in storage, and an elegant ensuite.

Lavish in design, this property features multiple living spaces, including a separate lounge, a dining area, and an expansive family/rumpus room with striking raked ceilings. The modern chef's kitchen, equipped with gas cooking, stone benchtops, and stainless-steel appliances, promises to be the heart of the home.

Exceptional extras include ceiling fans, downlights, ducted air-conditioning, plantation shutters, sophisticated timber flooring, and an energy-efficient solar panel system. Both bathrooms are luxuriously renovated, with the main bathroom featuring heated flooring for added comfort.

The home extends into a large undercover alfresco area, perfect for hosting gatherings, complemented by a sparkling inground pool with a water feature. Surrounded by landscaped gardens, the level yard offers ample space for family activities. The remote double garage, with app control, adds convenience, and the R3 zoning provides potential development opportunities (STCA). This property truly is a rare gem, waiting to be yours.

### High Points

- 4 Generous size bedrooms all with built-ins
- Master with walk-in robe, built in robe & ensuite
- Multitude of living areas separate lounge & dining & huge family/rumpus area with raked ceilings
- Modern chefs kitchen with gas cooking, stone benchtops & stainless steel appliances
- Features include ceiling fans, downlights, ducted air-conditioning, plantation shutters, timber flooring, solar panels with 10kw & 2.5kw
- Remote double garage with app to control
- Large undercover alfresco area perfect for entertaining overlooking sparkling inground salt water pool with water feature
- Generous size level yard with landscaped gardens & boasting a large block size of approx 683m2 with R3 zoning for development potential (STCA)