

# 12 Sanderling Crescent, Cranebrook, NSW 2749



## House For Sale

Sunday, 23 June 2024

12 Sanderling Crescent, Cranebrook, NSW 2749

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 528 m2**

**Type: House**



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## Expressions of Interest

Offering timeless designer living in the heart of Waterside, this immaculate double storey residence offers the perfect blend of modern luxury and classic charm. Boasting an impeccably designed layout, with every detail considered, this home caters to the growing modern day family. Features Include:

- Large corner block, primely positioned in one of Waterside's most quiet and sought after streets.
- Immaculate frontage with well manicured gardens.
- Designer stone columns.
- Rendered brick fence with stylish aluminum 'smart slats'.
- Oversized master bedroom boasting a balcony overseeing the Waterside lakes and Mountain View reserve.
- Beautiful ensuite with dual basins and extra-large shower, adjoining expansive walk in wardrobe.
- Additional 3 bedrooms upstairs all with built in wardrobes.
- Guest bedroom downstairs with built in wardrobe and direct bathroom access.
- State of the art gourmet kitchen with gas cooking, Caesarstone breakfast bar with waterfall edge, oversize butler's pantry with dishwasher, ample storage, and additional sink.
- Open-plan living and dining area with beautiful gas lit fireplace to keep cozy during the colder winter months.
- Charming "conservatory style" dining area surrounded by plenty of natural light, overlooking the beautiful rear yard. Includes electric blinds for privacy and its own climate control.
- Upstairs living area with study area with three work stations, built in cabinetry and stone bench tops.
- Main bathroom upstairs with separate bath tub and spacious shower, full vanity and a separate toilet.
- Elegant formal living area upon entrance with an electric fireplace.
- Home theatre room - ideal for movie nights with the family.
- Under staircase storage & separate linen cupboard storage.
- Additional home office/craft room with plenty of storage and built in cabinetry - the perfect space for any craft enthusiast or hobbyist.
- Modern laundry with a convenient laundry chute, built in ironing board, plenty of storage and external access.
- Well maintained alfresco area boasting beautiful hedging and a waterfall feature.
- Sparkling inground mineral swimming pool with gas heating and glass fencing.
- Double lock up garage with automatic doors, internal access and single drive through access to the rear with potential to accommodate another car.
- Easy, short walk to "The Bunker" cafe.

Additional features include: ducted air conditioning, ducted vacuum system, downlights throughout, solar panels, plantation shutters, garden shed, side access, family friendly neighbourhood and so much more! Access to Waterside amenities including tennis courts, swimming pool, community hall and beautiful walking tracks amongst the many lakes the estate has to offer. This home is a masterpiece of design and functionality, combining modern convenience with palatial-inspired aesthetics. Whether you enjoy hosting gatherings or have a growing family, this home ticks all the boxes! The beauty of this home truly needs to be seen to be believed, Contact Team Calgaro to book in your inspection on 0477 755 589!