

**2 Emperor Ave, The Ponds, NSW, 2769**



**House For Sale**

Tuesday, 10 September 2024

2 Emperor Ave, The Ponds, NSW, 2769

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Spacious Luxury Living: The Perfect Family Home Opposite Lorius Park

Experience unparalleled comfort and style in this stunning residence, tailor-made for large and inter-generational families with a bedroom and a study downstairs. Nestled on a spacious corner block, this home combines modern luxury with thoughtful design, all while being perfectly positioned opposite Lorius Park and just minutes from top local amenities. Contact us today to arrange an inspection!

- The meticulously maintained façade and easy-care gardens set the tone for what awaits inside - a home that seamlessly blends space, function, and timeless appeal

- As you step through the front door, you're welcomed by a bright and expansive open-plan living and dining area. With chic floorboards underfoot, abundant natural light pouring in, and direct alfresco access, this space is perfect for family gatherings and entertaining

- The chic kitchen features 40mm waterfall stone benchtops, a 900mm gas stove top, a dishwasher, a ducted rangehood, an undermount sink, and a walk-in pantry. It's a culinary haven designed to inspire

- The ground floor caters to all your family's needs with a versatile rumpus room that also opens to the alfresco area, providing yet another space for relaxation and entertainment

- A dedicated study offers a quiet retreat for work-from-home days, while a fifth bedroom or media room provides additional flexibility

- Practicality is at the forefront, with a third bathroom, a powder room, ample storage options including under-stairs storage and multiple linen closets, and a laundry with yard access rounding out this level

- Upstairs, the master suite is a true sanctuary. Enjoy your morning coffee on the balcony, organize your wardrobe with ease in the walk-in closet, and indulge in the luxury ensuite, complete with floor-to-ceiling tiles, a sleek vanity, a rainfall shower, and a toilet

- Three more generously sized bedrooms, each with built-in wardrobes, share a main bathroom that rivals the master ensuite in sophistication, featuring a double vanity, stone benchtops, a bathtub, a shower, and floor-to-ceiling tiles

- The outdoor area is designed for all-season enjoyment, with an extended alfresco area featuring a ceiling fan - perfect for outdoor dining or simply unwinding while the kids and pets play in the low-maintenance, spacious backyard

- Additional premium features of this home include ducted air conditioning, an alarm system, energy-efficient solar panels, downlights, and a double automatic garage with rear yard access

- Located in a prime spot, this residence is within walking distance to Barnier Public School (approx. 1km), Mary Immaculate Primary School (approx. 1km), and The Ponds High School (approx. 1.6km). You're also just a short drive away from The Ponds Shopping Centre (approx. 1.9km), Farnham Road shops (approx. 2km), and Tallawong Metro Station (approx. 3.5km), ensuring that everything you need is within easy reach.

This home is not just a place to live - it's a place to thrive. With its blend of spacious living, modern conveniences, and prime location, it's the perfect setting for your family's next chapter!

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### Disclaimer:

The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information. For inclusions refer to Contract.