

# 22B Bardwell Crescent, Earlwood, NSW 2206

## House For Sale

Thursday, 11 July 2024



22B Bardwell Crescent, Earlwood, NSW 2206

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 448 m2**

**Type: House**



Rihann BarkleyBrown  
0296424288

## Auction

Exclusively perched amidst tranquility, welcome to the epitome of stately luxury, architecturally designed with space and opulent interiors, taking the modern lifestyle edge to greater heights. Illustrating a practical dual layout with the perfect amalgamation of style and functionality, boasting family resort style proportions with indoor and outdoor living that seamlessly blends, drenched with natural lighting. Unlock family luxury and unity peacefully resting on this prestigious cul-de-sac address. **ESSENTIALS & INCLUSIONS:-** Imposing architectural façade with Terracotta roof tiles, peacefully set and privately nestled boasting a main grand entrance with alternative entry points and a sleek manicured frontage. Presenting a desired solid build with concrete slabs and double brick construction - Be captivated upon entering exquisite open plan living and dining with stunning high ceilings and large commercial windows inviting a light and airy ambience upon spotted gum polished timber flooring - Stylish kitchen with extensive benchtops and splashbacks, natural gas cooking and quality stainless steel appliances with seamless cabinetry and ample storage space- Escape to an expansive entertainer's oasis with the perfect pergola offering alfresco dining and enjoyment, overlooking landscaped grassed yard- Four deluxe bedrooms, generously appointed and complete with built ins, master suite with lavish ensuite, walk in robe and private balcony exuding breathtaking valley views- Two opulent bathrooms with pristine amenities, main with freestanding bathtub - Quality inclusions: Ducted air conditioning, internal laundry, downlighting, attic storage, separate storeroom, rainwater tank, alarm system, video intercom, an abundance of storage space and more**LIFESTYLE & EDUCATION:-** Short stroll to a myriad of local popular eateries, restaurants and Earlwood Shops- Surrounded by an array of parklands including Wollie Creek Regional Park, SJ Harrison Reserve and Illoura Reserve- Buses at your doorstep and moments to Bardwell Park Train Station- Selection of private and public schools such as Our Lady of Lourdes Catholic Primary School, Bardwell Park Infants School, Bexley North Public School, Earlwood Public School, **DISCLAIMER:** While Richard Matthews Real Estate have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Richard Matthews Real Estate urge prospective purchasers to make their own inquiries to verify the information contained herein.