

# 22B Geoghegan Circuit, Oran Park, NSW 2570

## House For Sale

Wednesday, 10 July 2024

22B Geoghegan Circuit, Oran Park, NSW 2570

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



Farha Diba  
0405436393



Raine and Horne Ingleburn Sales  
0405436393

## JUST LISTED

Farha Diba, and Raine & Horne Ingleburn, are proud to present this luxurious 4 bedroom, 3 bathroom house, which is the perfect blend of modern design and functionality. Boasting two spacious living rooms, stylish architecture, and high-quality finishes throughout, this property is sure to impress even the most discerning buyer. The open-plan layout creates a seamless flow between the indoors and outdoors, making it ideal for entertaining guests or simply relaxing with family. Located in a sought-after area, this property offers convenience and comfort in equal measure. With a garage space for one car, you'll never have to worry about parking again. **4 BED || 2 BATH || 1 POWDER ROOM || 1 CAR**

**PROPERTY FEATURES**

- 4 good size bedrooms with built ins
- Master bedroom boasts an ensuite, spacious built ins and a balcony
- Combined family, dining and kitchen with a beautiful electric fireplace for the chilly winter days and nights
- Separate lounge off the entry to the property
- Additional enclosed entertainment area with kitchen equipped with sink, gas cooktop, oven and dishwasher as well as breakfast bar and separate air conditioning
- Main kitchen with gas cooking, oven, dishwasher and breakfast bar
- Both kitchens with stone, waterfall benchtops and unique lighting
- One more living area upstairs which can be used as office space or rumpus room
- Main bathroom with shower and beautiful floor to ceiling tiles
- Powder room downstairs, next to the laundry, adorned with cupboard space
- Single remotely controlled garage
- Low maintenance grassy back yard with shed for storage and beautifully landscaped front yard
- Ducted air conditioning throughout the property
- Wall vacuum system on the walls
- 9.9 KW Solar panels
- Downlights throughout as well as tiles and hybrid floors

**LOCATION FEATURES**

- 3 min drive to Oran Park Public School
- 2 min drive to Oran Park High School
- 4 min drive to Oran Park Podium Shopping Centre
- 2 min drive to Little Star Family Day Care Centre
- 6 min drive to Oran Park Library and Leisure Centre

Contact Farha Diba on 0405 436 393 to inspect the property today. This opportunity is not to be missed!

**DISCLAIMER:** Every precaution has been taken to establish accuracy of this information but does not constitute any representation by the vendor or agent. Prospective purchasers are urged to rely on their own enquiries.