

**23 Sandpiper Crescent, Claremont Meadows, NSW,  
2747**



**House For Sale**

Tuesday, 3 September 2024

23 Sandpiper Crescent, Claremont Meadows, NSW, 2747

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## Charming Family Home in a Prime Location!

Joshua Cassells from Ray White Diamantidis Group is pleased to present 23 Sandpiper Crescent in Claremont Meadows!

Welcome to 23 Sandpiper Crescent - a beautifully appointed residence that perfectly combines comfort and style. This spacious family home is designed for both relaxed living and entertaining, featuring a range of fantastic amenities. Located on a generous 558 sqm block, this property offers everything you need for modern family life.

### Key Features:

**Generous Main Bedroom:** A spacious retreat featuring a built-in robe for ample storage and direct access to a well-appointed three-way bathroom with en suite facilities, offering both privacy and convenience.

**Additional Bedrooms:** Two additional well-sized bedrooms, each equipped with built-in robes, provide comfortable accommodations with plenty of space for family or guests.

**Spacious Living Areas:** The expansive main living area offers a versatile space for relaxation and entertainment, while the separate family room provides a cozy spot for casual gatherings or movie nights.

**Designated Dining Space:** This area is perfect for family meals and social gatherings, with enough room to accommodate a large dining table for special occasions and everyday dining.

**U-Shaped Kitchen:** The heart of the home, this well-designed kitchen features double sinks for easy meal preparation and a four-burner stove ideal for cooking up your favorite dishes. The layout ensures functionality and ease of movement for the home chef.

**Additional Study Nook:** A dedicated space thoughtfully designed for work or study, featuring a quiet and focused environment to help you stay productive and organized.

**Spacious Laundry:** Conveniently located and designed to handle household chores with ease. The laundry area offers ample space for washing, drying, and organizing laundry essentials.

**Additional Toilet:** An extra toilet enhances convenience for both family members and guests, ensuring that busy mornings and gatherings run smoothly.

**Massive Alfresco and Entertaining Area:** This expansive outdoor space is perfect for alfresco dining, barbecues, and entertaining guests. Enjoy seamless indoor-outdoor living with a generous area for hosting gatherings or simply relaxing in the fresh air.

**Additional Shed for Storage:** A practical addition for those in need of extra storage space. The shed is ideal for keeping tools, equipment, or seasonal items organized and easily accessible.

**Ducted Air Conditioning:** Keeps the entire home comfortable throughout the year, providing consistent and efficient climate control to suit all seasons.

**Double Garage:** Includes backyard access for added convenience, providing ample space for parking and additional storage options to keep your home organized and clutter-free.

**558 sqm Block:** This sizable outdoor area offers a perfect balance of space for play, relaxation, and gardening. The manageable block size ensures you can enjoy a lovely outdoor setting without the extensive upkeep.

### Location Highlights:

- **Schools:** Only a 1-minute drive to Claremont Meadows Public School and a short distance to Western Sydney University, Kingswood Campus.

- **Parks and Recreation:** Enjoy the outdoors at nearby local parks including Surveyors Creek and Claremont Meadows Reserve, perfect for family picnics and play. With the new Gipps Street Recreation Precinct now open to the public, enjoy water play and inclusive play areas with the family!

- **Shopping:** Just minutes away from Claremont Meadows Shopping Village for everyday essentials and a 10-minute drive to Penrith Plaza for extensive retail options. Caddens Corner Precinct is also around the corner offering a vibrant area with charming village hubs, dining options, and community events.

- **Transport:** Easy access to the M4 motorway for convenient travel to Sydney CBD and surrounding areas, plus proximity to Kingswood Train Station for public transport.

- **Upcoming Metro Link to New Airport:** Situated a mere 1.7 km to the new Orchard Hills metro station that is currently under construction and estimated to be completed in 2026, the property offers excellent connectivity to the new

Western Sydney Airport.

- Healthcare: Close to Nepean Hospital and local medical centres, ensuring quick and easy access to healthcare services.
- Community: Situated in a friendly and welcoming community, with local amenities including childcare centres, cafes, and fitness facilities nearby.

This home offers the perfect blend of comfort, functionality, and style in a highly sought-after location. Don't miss out on this fantastic opportunity-contact us today to schedule a viewing and make this dream home yours!

Contact Joshua Cassells 0410 504 918 or Shumi Chauhan 0477 020 304 to obtain further information.

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