

**25 Pendergast Avenue, Minto, NSW 2566**

**CENTURY 21**

**House For Sale**

Thursday, 4 July 2024

25 Pendergast Avenue, Minto, NSW 2566

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 514 m2**

**Type: House**



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## CONTACT ALAM TOPON

Discover the perfect blend of luxury, convenience, and versatility with this stunning residential property located in the tranquil suburb of Minto 2566 NSW. Spanning over a generous 514m<sup>2</sup> lot, this property boasts a beautifully designed 4-bedroom main house accompanied by a fully equipped 1-bedroom granny flat ideal for extended family living or rental income potential.

**Main House Features:-** Bedrooms: 4 spacious bedrooms with plush carpeting for ultimate comfort.- Master Suite: Includes a walk-in wardrobe and a luxurious ensuite featuring a Jacuzzi bath.- Bathrooms: Stylish bathroom including a free-standing tub.- Living Spaces: Two separate lounge rooms provide ample space for family gatherings and relaxation.- Kitchen: Modern kitchen with a gas stove top and high-quality dishwasher.- Air Conditioning: Ducted air conditioning system ensures year-round comfort.- Lighting: Feature lights throughout the property add an extra touch of elegance.- Flooring: Easy-maintenance tiled floors throughout the main living areas.- Sunroom: Enjoy a sun-soaked attached sunroom, perfect for morning coffees or evening relaxation.- Garage: Double garage offering secure parking and additional storage space.

**Granny Flat Features:-** Bedroom: 1 well-sized bedroom, perfect for guests or tenants.- Living Area: Open plan living with tiled floors and split air conditioning.- Kitchen: Modern kitchen with all essential amenities.- Entrance: Separate entrance for privacy and convenience.- Backyard: Its own private backyard, ideal for gardening or relaxation.

**Additional Highlights:-** Location: Situated in a serene neighborhood with easy access to local schools, shops, and public transport. Minto Mall - 1.4km Minto Train Station - 3.2km Sarah Redfern Public School - 1.6km- Outdoor Space: Plenty of outdoor space to entertain, play, or simply unwind. This property offers everything you need for modern family living with the added benefit of a versatile granny flat, making it both a smart investment and a perfect place to call home. Don't miss out on this exceptional opportunity to secure a premium property in Minto 2566. Contact Alam Topon on 0430 375 780 to secure an inspection today! \*\* 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 inquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.\*