

**27 Exford Avenue, Macquarie Hills, NSW 2285**

**House For Sale**

Wednesday, 10 July 2024

27 Exford Avenue, Macquarie Hills, NSW 2285

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 525 m2**

**Type: House**



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## Price Guide on Request

Macquarie Hills is loved for its peaceful, family-friendly location and proximity to the lakeside suburb of Warners Bay, while it's a short drive to Cardiff and Glendale for all the essentials. This three bedroom home will tick a lot of boxes for a range of buyers with its low maintenance appeal, super functional layout, and elevated leafy views, best enjoyed from the covered deck at the rear. A versatile studio on the lower level, with second bathroom, is perfect for a home office, a peaceful retreat for a young adult, or even guest accommodation. Inside, the open plan living area and kitchen extend effortlessly to alfresco entertaining, while the sleeping quarters are grouped together with the bathroom for privacy and functionality. Split system a/c and ceiling fans keeps things comfortable. A substantial 21 panel solar rooftop system helps to keep those bills in check. Central to so many lifestyle attractions, Macquarie Hills is little more than a five minute drive from a selection of schools, Cardiff station and Cardiff's ever-expanding CBD. When the weekend comes around enjoy brunch by the lake at Speers Point or Warners Bay before embarking on a walk or bike ride along the foreshore or heading out for a fun-filled day on the water.?? Dual level home on 525sqm block with northeasterly aspect?? Gated tandem carport with plus additional parking on driveway?? Open plan dining and kitchen appointed with a stainless steel electric stove?? Air-conditioned lounge room connects to all-weather alfresco entertaining?? Two of the three bedrooms are fitted with built-in robes, ceiling fans to all, main with a/c?? Bathroom with bathtub, shower, updated vanity, separate w/c?? Versatile lower level retreat with second bathroom?? Cardiff Public School - 1600m, St Kevin's Primary - 2.6km, Cardiff High - 3.4km?? Newcastle Interchange - 13km, M1 Pacific Motorway - 11.3km, Bar Beach - 15km\* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.