

# 28 The Watermark, Mount Annan, NSW 2567

## House For Sale

Thursday, 4 April 2024

28 The Watermark, Mount Annan, NSW 2567

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 722 m2

Type: House



Darrel Stenhouse  
0246483777



Shane Puckett  
0246483777

## Auction Guide | \$1,200,000 - \$1,300,000

As the saying goes, the early bird catches the worm and you won't want to miss out on this one. Situated in the highly sought after 'Cascades' estate in Mount Annan on a large 722m<sup>2</sup> block, this two-storey home has it all, inside and out. If the sweeping parkland and water views weren't enough, the home also boasts four bedrooms plus study / guest accommodation, three bathrooms, multiple living areas and spacious yard. The ground floor has a functional floor plan that offers distinct formal and casual living areas. The open plan formal lounge and dining room features a bay window looking out onto the parkland and water way and hardwood floors. A spacious kitchen boasts stone bench tops with breakfast bar, polyurethane cabinetry, including matching fridge doors, tiled splash backs, double sink, ceramic glass cook top, dishwasher and pantry. Adjoining the kitchen is the family room, which opens out onto a large undercover verandah, spanning almost the width of the home. Perfect for entertaining, it is large enough to accommodate a BBQ area and table and chairs to watch whatever fun is happening in the backyard! A conservatory style living room overlooks the alfresco and backyard. This room has a sunroom-like feel, surrounded by glass windows making it the perfect spot to relax all year round. The study / guest accommodation, located at the front of the home would also make a functional home office, gym, music room or play area for the kids. The upstairs rooms are fully carpeted and offer plenty of space for everyone. The master bedroom features air conditioning, large walk in robe with shelving and drawers and ensuite. A versatile oversize rumpus room is suitable for a range of purposes including second tv room, study area, library, teen hang out or kids playroom. The main bathroom has double his and her vanities, separate shower and corner spa bath. The additional three upstairs bedrooms are generous in size and feature built in wardrobes and large windows overlooking the parklands and water, or the sunny backyard. Bedroom two also features air conditioning and rear facing bedrooms have roller shutters. Other features of this immaculate home include front verandah, fully landscaped backyard, third bathroom with downstairs shower, double lock up garage with ample shelving, laundry and upstairs linen press. Don't forget at Christmas time, one of the best Christmas Light displays the region has to offer will literally be all around you! Other features include:

- 722 square metres
- Brick Veneer
- Concrete coloured driveway
- Alarm system
- Air conditioning
- Rear window roller shutters
- Landscaped lawns and gardens
- Double lock-up garage
- Laundry with external access
- Close to Mount Annan PS, St Clare's Catholic PS, Elizabeth Macarthur High School and plenty of Long Day Centres and Preschools.
- Minutes to Mount Annan Central Shopping Centre, Narellan Town Centre, sporting grounds and community facilities