

31 PRESTON CRESCENT, Lloyd, NSW 2650



House For Sale

Thursday, 4 July 2024

31 PRESTON CRESCENT, Lloyd, NSW 2650

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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\$699,000 - \$749,000

Introducing an exquisite brand-new build that epitomizes contemporary elegance and modern convenience. This thoughtfully designed home boasts three generous bedrooms and two stylish bathrooms, ensuring ample space and comfort for all occupants. The open-concept living area seamlessly integrates with a sleek, modern kitchen, creating an inviting atmosphere perfect for both entertaining and everyday living. A spacious double garage offers secure parking and plenty of storage options. With its clean lines, sophisticated finishes, and a layout that maximizes natural light, this property is the epitome of modern luxury.

FEATURES INCLUDE:

LIVING AREA Open plan living zone Secondary living zone

KITCHEN Open plan kitchen, dining and living Polytec Marmo di torre benchtops and splash back Induction Technika electric cooktop Technika electric wall oven Urban Brass tapware Designer joinery Walk-in pantry Technika dishwasher

MASTER BEDROOM/ENSUITE Feature wall paneling Large walk-in robe Wavefold sheer curtains Floor to ceiling Bianco matt mist grey tiles Urban brass tapware Floating vanity with single ceramic basin Polytec Marmo di torre vanity benchtop Walk-in shower Toilet

OTHER BEDROOMS Great sized bedrooms All with built-in robes Blockout roller blinds LED downlights

BATHROOM Three way bathroom Floor to ceiling Bianco matt mist grey tiles Urban brass tapware Floating vanity with single ceramic basin Polytec Marmo di torre vanity benchtop Free standing bath Walk-in shower Separate toilet

CLIMATE CONTROL Ducted evaporative cooling system Ducted gas heating system

STORAGE / CAR ACCOMMODATION Double remote lock up garage

OUTDOORS Undercover Alfresco Ceiling fan Astro turf lawns front and back for easy care Unbreakable views over Lloyd Estate

OTHER Instantaneous gas hot water system Wavefold sheer curtains in family room LED lighting throughout Oakleaf floating laminate flooring

EXTERIORS Surf mist cladding Dune brick render Fully fenced Completed pathways and driveway

LAND SIZE: 455 m² **LAND RATES:** TBA pa

*All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.