

**31A John Street, Bardwell Valley, NSW 2207**

**Raine&Horne.**

**House For Sale**

Monday, 1 July 2024

31A John Street, Bardwell Valley, NSW 2207

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 3**

**Area: 658 m2**

**Type: House**



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## Auction Contact Agent

Tucked quietly onto a 658.4sqm block with lush gardens and boasting enviable proximity to shopping precincts, transport, parklands and schools, this sprawling six-bedroom property offers a rare opportunity for generous family living with independent guest wings complementing the spacious primary residence. At the heart of the main house, a deluxe contemporary island kitchen with ample storage opens out to light filled living and dining areas, while well scaled bedrooms, a versatile study and modern bathrooms provide ample space for quiet moments. Two independent apartments complete the accommodation, each with a bedroom, living area, full kitchen and private bathroom. The exteriors of this splendid property include a generous barbecue terrace, greenhouse, level lawns, bountiful flower beds and diverse patios for enjoying alfresco meals.

- Expansive L-shaped lounge and dining room flows to sunny family room
- Large gourmet stone topped kitchen with Fisher & Paykel induction hob
- Four bedrooms with built-in or walk-in robes and plantation shutters
- Versatile study, two modern tiled bathrooms, main with separate tub
- Timber floorboards, high ceilings, ample glazing and storage solutions
- Two self-contained apartments with bedroom, kitchen, living and bath
- Practical laundry and guest w/c, extensive garden spaces and terraces
- Ample off street parking, bus stop at 200m, Turrella train station 1km
- Athelstane Public School and numerous parks and reserves within 550m