

37 Orlick Street, Ambarvale, NSW, 2560

STONE

House For Sale

Thursday, 17 October 2024

37 Orlick Street, Ambarvale, NSW, 2560

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House

Oversized Family Home on 748.5m2 block

This beautifully updated four-bedroom brick veneer home in Ambarvale on a 748.5m2 offers a perfect blend of comfort, style, and practicality, with plenty of space for the entire family. Recently refreshed with new carpet and a fresh coat of paint throughout, this home is ready to move into and enjoy. It's positioned high on the street, providing a sense of privacy while offering lovely views of the surrounding area and the peaceful reserve it faces.

Inside, the home features a generous living area, ideal for relaxing or entertaining. The additional living space adds further flexibility to the layout, serving either as an extra living area, a playroom, or a potential fourth bedroom, giving families the option to tailor the home to their needs. The home includes ducted air conditioning.

At the heart of the home is a modern, well-appointed timber kitchen, equipped with plenty of storage to keep everything organised. A large bench space provides ample room for food preparation, while the built-in dishwasher ensures clean-up is a breeze. The kitchen flows easily into the dining and living areas, creating a central hub perfect for daily life or hosting guests.

The home's renovated bathroom is both stylish and functional, with modern tiling, a separate toilet for convenience, and a well-sized bathtub and shower, making it ideal for family living. The internal laundry is another practical feature, adding to the home's thoughtful design and ease of use.

Outdoor living is well catered for with a large entertaining area that's perfect for barbecues, outdoor dining, or simply enjoying the expansive backyard. The large block provides plenty of room for kids and pets to play or for those looking to further enhance the outdoor space with gardens or additional features.

With its elevated position, the home enjoys lovely views over the nearby reserve, creating a peaceful and private setting. The large block not only gives ample outdoor space but also offers potential for future improvements or extensions. The surrounding area adds to the appeal, with parks, schools, and amenities nearby, making it a wonderful place for families.

Features include:

- Recently updated with fresh carpet and paint throughout
- Four bedrooms, or three bedrooms with an additional living space as a potential fourth bedroom
- Large main living area, perfect for family relaxation and entertainment
- Modern timber kitchen with ample storage, large bench space, and dishwasher
- Renovated tiled bathroom with separate toilet, plus bath and shower
- Internal laundry for added convenience
- Spacious outdoor entertaining area
- Elevated position on the street, offering privacy and views

DISTANCE TO AMENITIES:

- > 2.5km to Ambarvale Hotel
- > 2.4km to Ambarvale High School
- > 1.8km to Ambarvale Public School
- > 900m to Thomas Acres Public School
- > 3.3km to Macarthur Square Shopping Centre
- > 3.8km to Campbelltown Public Hospital

NOTE: In preparing this, we have used reasonable endeavours to provide information that is true, however it is provided on the basis that readers will be responsible for making their own assessment of the information and are advised to verify all relevant representations, statements and information. All photographs and images are representative only, for marketing purposes.