

**39 Bardia Avenue, Bardia, NSW, 2565**



**House For Sale**

Friday, 16 August 2024

39 Bardia Avenue, Bardia, NSW, 2565

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Stunning Single-Storey in Bardia: Spacious 4-Bedroom Family Home

Welcome to 39 Bardia Avenue, Bardia—a beautiful single-storey home situated on a generous 450m<sup>2</sup> corner block, designed for modern family living. This northeast-facing property offers an abundance of natural light and a well-thought-out floor plan that caters to every need.

### Key Features:

- 4 Bedrooms: The master bedroom includes a walk-in robe and ensuite, while all other bedrooms are equipped with built-in robes.
- 2 Full Bathrooms: Stylishly designed and functional for family living.
- Large Open Plan Living Area: Perfect for family gatherings and entertaining guests.
- Ample Kitchen Storage: Plenty of space for all your kitchen essentials.
- Ducted Air Conditioning & Ceiling Fans: Ensuring year-round comfort in all bedrooms.
- Alfresco Area: Ideal for outdoor dining and relaxation.
- Large Media Room: A fantastic space for entertaining and separate living, providing versatility for any lifestyle.
- Remote-Controlled Two-Car Garage: Convenient and secure parking for your vehicles.

### Location highlights:

- Community: Situated in a friendly and growing neighbourhood with parks and green spaces nearby.
- Convenience: Proximity to local schools, shopping centres, and public transport options.
- 5 minute walk (800m) to Bardia Public School (Approx)
- 2 minute walk (100m) to Brigade Park (Approx)
- 4 minute drive (1.2km) to Ed Square Town Centre (Approx)
- 4 minute drive (1.2km) to Edmonson Park train Station (Approx))
- Easy access to both the M5 and M7

For further information or to make an offer, contact Saurabh (Robin) Kalra on 0450 679 021.

**Disclaimer:** All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own inquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.