

4 Bray Grove, Menai, NSW, 2234



House For Sale

Thursday, 1 August 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House

Single Level Family Home

Discover this exceptional modern family home, perfectly situated in a peaceful cul-de-sac located just moments away from schools, parks, public transport, and Menai Market Place. Immaculately presented, this residence seamlessly combines comfort and convenience, making it ideal for young families or downsizers who seek both quality and convenience.

- Highly sought after single level design in a family friendly setting.
- Tasteful interiors featuring separate dining and living areas, all complete with plantation shutters.
- Seamless transition from living to private outdoor entertaining area and large grassed yard with garden shed.
- Modern kitchen complemented by skylights, features double width Caesarstone benchtops and breakfast bar, quality appliances including Bosch induction cooktop, fisher and Paykel oven and dishwasher.
- Master bedroom features generous walk-in robe, separate built-in robe and fully tiled ensuite. Three additional spacious and carpeted bedrooms, each with built-in robes, all enjoying ducted Fujitsu air conditioning.
- Well maintained family bathroom with separate shower and bath design.
- Spacious internal laundry with external access features quality Caesarstone bench and abundant built in storage.
- Automatic lock-up garage and ample off-street parking.
- Zoned ducted air conditioning throughout.

This home is beautifully presented and meticulously maintained, ready for you to move in and enjoy.

Land Size: 524sqm

Council Rate: \$339.10 per quarter

Water Rate: \$171.41 + usage per quarter