

# 43 Donovan Boulevard, Gregory Hills, NSW 2557



## House For Sale

Sunday, 23 June 2024

43 Donovan Boulevard, Gregory Hills, NSW 2557

**Bedrooms: 4**

**Bathrooms: 2**

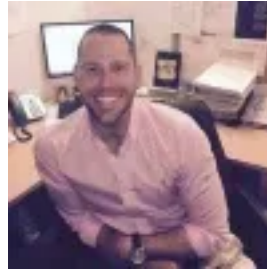
**Parkings: 2**

**Area: 516 m2**

**Type: House**



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**\$999,950 - \$1,049,950**

Ideally located, this light filled, master-built, free standing home presents a unique opportunity for the astute investor or home buyer. If you work from home, all of the hard work has been done for you. One of the two garages has been professionally converted into a home office space – perfect for a small business looking to reduce unnecessary operating expenses. The home itself is updated with new carpet to the bedrooms, quality hybrid timber flooring, plantation shutters to the facade and the tasteful addition of black handles to all cabinetry & door furniture. The beautiful kitchen is the centre piece of the main living / dining space and is completed by 20mm stone bench top with waterfall edge, & stainless steel appliances. With a separate lounge / media room, this home provides a flexible floorplan for the modern family lifestyle. This stunning property is completed by:- Main bedroom with ensuite + walk in robe- Ensuite with semi frameless shower screen, floating vanity + tiling to 1.5m- Bedrooms 2, 3 + 4 with double mirrored built in robes- Main bathroom with floating vanity, semi frameless shower screen, free standing feature bath + tiling to 1.5m- Separate lounge / media room with feature barn door- Generous combined family / dining area with feature pendant light fitting + sliding door access onto the alfresco area.- Kitchen with 20mm stone bench top with waterfall edging, 900mm free standing stainless steel cooker, 900mm stainless steel rangehood, dishwasher, tile feature splashback + walk in pantry- Garage 1 professionally converted into a commercial office space. (including separate client access, downlights, cabinetry, carpet + split system airconditioning. Ideal for a growing small business- Garage 2 with epoxy sealed floor + remote door- Ducted Air conditioning – Daikin 3 zones- Instant Gas Hot water system- Downlights to living areas- Hybrid timber flooring to high traffic areas- Intercom- Ethernet cabling to master bedroom, separate lounge + main living area- Fully Landscaped front + rear yards- Built 2012- 516m<sup>2</sup> block Located 450m from Gregory Hills shopping centre, 500m from Gregory Hills Medical Centre & 750m from Gregory Hills primary school this property is close to every facility you could possibly need, while still offering the privacy of a quiet side street. Gregory Hills is a master planned community. Offering facilities such as a major shopping centre (Coles, medical centre, dentist + assorted specialty options), less than 20km to the new Badgery's Creek Airport development, multiple childcare options, easy access to Narellan & extensive parkland and recreation spaces, this is an area which is increasingly desirable. The team here at First National Collective are very proud to be able to bring this property to the market. We have absolutely no doubt that this will be a much loved home for many years to come. First National Real Estate Collective believes that all the information contained herein is true and correct to the best of our ability however we encourage all interested parties to carry out their own enquiries.