

# 44 Lanhams Road, Winston Hills, NSW 2153

MANOR

## House For Sale

Saturday, 29 June 2024

44 Lanhams Road, Winston Hills, NSW 2153

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 805 m2

Type: House



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## Contact Agent

Nestled in a sought-after neighbourhood renowned for its family-friendly amenities, connectivity and convenience, this well-kept residence promises a lifestyle of ease and comfort. Situated close to parklands, schools and retail centres, you'll enjoy a low-maintenance lifestyle, leaving you with more time to enjoy all that this fabulous locale has to offer. Presenting plenty of scope to renovate, this spacious single-level enjoys a practical layout that maximises privacy throughout the formal accommodation while ensuring ample opportunity for relaxation and entertaining within the informal living zones where the warmth of timber flooring blends perfectly with an abundance of natural light. The master bedroom offers a haven for relaxation with the inclusion of an ensuite and ample integrated storage, while three additional bedrooms feature built-in wardrobes and enjoy easy access to the well-appointed main bathroom. There's also a bonus study nook ideal for those working from home. A cosy country-style kitchen sits adjacent to the meals area and features warm, heritage tones, timber cabinetry, European appliances and a large servery. Glass sliders in the lounge room create a seamless flow from indoor to outdoor entertaining where a generously proportioned, elevated timber deck takes in views of the yard and offers the perfect entertaining space for every occasion. Clear roof panelling over the deck protects you from the elements, whilst letting the sunlight filter, ensuring the space can be used year-round. Property features: \* Master bedroom with ensuite, built-in wardrobe and walk-in wardrobe \* Three additional bedrooms with integrated storage and ceiling fans \* Study nook \* Well-equipped main bathroom with separate toilet \* Timber kitchen with servery and adjoining meals area \* L-shaped living and dining space \* Light-filled lounge room \* Covered outdoor entertaining area \* Secure single garage \* Polished timber flooring, split system air conditioning, 2.5 KW solar system \* Approx. 550m to Caber Park \* Approx. 600m to Winston Hills Public School \* Approx. 1.5km to M2 city buses and Winston Hills Mall which includes medical facilities, retail, cafes and eateries \* Approx. 2.3km to Model Farms High School \* Approx. 5.8km to Parramatta CBD

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