

# 5 Barwon Court, Wattle Grove, NSW, 2173

## House For Sale

Wednesday, 31 July 2024

5 Barwon Court, Wattle Grove, NSW, 2173

**Bedrooms: 3**

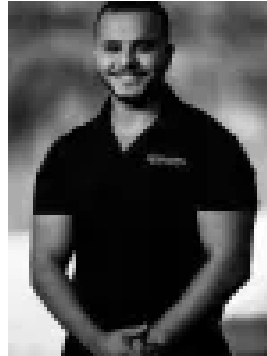
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Michael Demian  
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Mark Demian  
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**This is number 5 Barwon, sitting proudly on land of exactly 431. The yard gets plenty of sun, and there's plenty of space for the kids to run.**

Nestled on a generous 431sqm block, this charming family home boasts immaculate presentation and offers effortless comfort with low-maintenance living. Every detail is well-appointed, ensuring a fresh and inviting atmosphere throughout.

The picturesque façade is set back, providing ample car accommodation with a long driveway leading to a double garage with internal that offers drive-through access to the rear. The northwest-facing aspect ensures plenty of sunshine for all to enjoy.

Upon entry, you'll find the privately positioned master bedroom, featuring two built-in robes and direct access to the spacious three-way family bathroom. The two additional bedrooms are spacious, with one also including a built-in robe.

The generous living and dining area is drenched with natural light, abundant in size, perfect for enjoying family gatherings or quiet nights in. An adjoining smaller living area offers a versatile space, ideal for a children's playroom, a home office, or even a potential fourth bedroom.

The well-kept kitchen has everything you need for functionality and ease, including gas cooking, generous bench space, serving as a breakfast bar and ample storage. The kitchen is perfectly positioned overlooking the dining area, ideal for formal dinners or casual meals with family and friends and offering a seamless flow to the outdoor space.

Sliding doors open to a large paved outdoor area, perfect for entertaining, extending to a level yard for children and pets to enjoy, with beautifully established gardens to enhance the outdoor experience.

Nestled in a quiet pocket of Wattle Grove, this home offers idyllic family living, located near Orana Park and with easy access to quality schools, Wattle Grove Shopping Village, and major transport routes via the M5/M7.

Additional features include ducted air conditioning, providing ease and all year-round comfort.