

# 6 Eider Street, The Ponds, NSW, 2769



## House For Sale

Wednesday, 25 September 2024

6 Eider Street, The Ponds, NSW, 2769

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Yuri Cattaneo  
0245880999

## Exquisite Single Level Family Sized Home

BE AMAZED by this one of a kind, expansive single level residence. Situated on a large 575m<sup>2</sup> block with premium features, the home is north-east facing.

Positioned in a tranquil, tree lined street within The Ponds, close to all local amenities, shops, transportation services, medical centres, schools and parks this home is perfectly suitable for young growing families, buyers planning to downsize to a single level residence OR suitable for those seeking a lucrative investment opportunity.

Key Selling Features Included;

- \*5 Large bedrooms, all with built in robes + ceiling fans
- \*Master bedroom complimented with an ensuite and walk in robe
- \*Large open plan kitchen, living and dining area
- \*Ample cupboard and storage space + walk in pantry
- \*40mm caesar stone bench tops
- \*Newly installed oven with inbuilt air fryer
- \*Large media room / secondary living space
- \*Remote controlled double car garage with internal access
- \*4-tiered ceiling cornices throughout
- \*12mm bamboo flooring throughout living spaces
- \*Cathedral ceiling within master bedroom
- \*Electric remote-controlled Velux skylight in kitchen / living room
- \*Energy efficient 6.6kW premium quality solar power
- \*Insulation through all external walls and double layered insulation in roof
- \*Reverse cycle three-phase ducted air-conditioning, with four zones
- \*Instantaneous gas hot water
- \*Large alfresco with gas outlet for BBQ
- \*Established gardens
- \*Large, low maintenance backyard with astro turf in the back
- \*Guava, lemons and feijoa fruit trees, ornamental and native trees
- \*Paved/dedicated fire pit entertainment area
- \*Freshly painted exterior

This property must be seen to be fully appreciated and has been scheduled to sell at Auction on the 27th of October. Contact Yuri Cattaneo 0426145678 for any extra information, alternatively to arrange an inspection straight away!

Auction details are as follows;

Auction Sunday 27th of October 2024 - ON SITE -

Bidders Registration will open between 11am-11:30am. Auction will commence at 11:30am.

All information about the property has been provided to First National Connect by third parties. First National Connect has not verified the information and does not warrant its accuracy or completeness. All parties should make and only rely on their own independent enquiries in relation to the property

Yuri Cattaneo | First National Connect | Richmond | Windsor | Rouse Hill