

**62 Seventh Avenue, Austral, NSW 2179**



**House For Sale**

Wednesday, 10 July 2024

62 Seventh Avenue, Austral, NSW 2179

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 339 m2**

**Type: House**



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## For Sale

Step into luxury at 62 Seventh Avenue, Austral – a stunning, first-style home built in 2020 and maintained in brand-new condition. This north-facing residence, on a 340 sqm block, offers a perfect blend of modern elegance and family comfort. Key Features:- Bedrooms: 4 spacious bedrooms, all equipped with built-in robes.- Master Suite: Includes an ensuite and a walk-in robe, providing a private retreat.- Bathrooms: 2 modern bathrooms with floor-to-ceiling tiles, adding a touch of elegance.- Living Space: Downstairs features a free-flowing open-plan living area, ideal for family gatherings and entertaining.- Kitchen: Contemporary kitchen with quality appliances and ample storage.- Outdoor Living: Alfresco area and large timber deck facing a solid backyard, perfect for outdoor dining and relaxation.- Storage: Convenient shed located in the corner of the backyard. Additional Features:- Plantation Shutters: Stylish plantation shutters throughout the home.- Climate Control: Ducted air conditioning with multiple zoning for personalized comfort.- Condition: Maintained in brand-new condition, ready for immediate move-in.- Orientation: North facing, ensuring abundant natural light throughout the day. Location Highlights:- Community: Situated in a friendly and growing neighbourhood with parks and green spaces nearby.- Convenience: Proximity to local schools, shopping centres, and public transport options.- Recreation: Enjoy nearby recreational facilities and beautiful outdoor areas.- 4 minute drive (1.8km) to Unity Grammar School (Approx)- 3 minute drive (1.2km) to Medina Community College (Approx)- 3 minute drive (1.4km) to Austral Oval Playground (Approx)- 2 minute drive (1km) to WV Scott Memorial Park (Approx)- 3 minute drive (1.6km) to Annabelle Early Learning Centre (Approx)- 2 minute drive (800m) to Club Austral (Approx)- 4 minute drive (2.3km) to Leppington Public School (Approx)- 2 minute drive (1.2km) to Austral Public School (Approx)- 5 minute drive (2.8km) to Leppington Shopping Village (Approx)- 3 minute drive (1.4km) to Austral IGA (Approx)- 4 minute drive (1.9km) to St Anthony of Padua Catholic College (Approx)- 4 minute drive (1.8km) to Leppington train station (Approx)- Easy access to both the M5 and M7 For further information or to book a private inspection contact Saurabh (Robin) Kalra on 0450 679 021 Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own inquiries. Images and furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision