

**87 Pimelea Avenue, Denham Court, NSW 2565**

**House For Sale**

Sunday, 23 June 2024



87 Pimelea Avenue, Denham Court, NSW 2565

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 426 m2**

**Type: House**



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## For Sale | Contact Agent

Experience unparalleled luxury and modern living in this beautiful custom-built home by Kaplan Homes, perfectly positioned on a premium 426m<sup>2</sup> corner block. Meticulously designed and constructed in 2022, this residence offers the finest in contemporary living with attention to every detail.

**Property Highlights:-**

- Elegant Interior Design:-** Stylish tile flooring and elegant floorboards- Abundant natural light enhances every room-
- Modern Gourmet Kitchen:-** Stainless steel appliances- Gas cooktop and stone benchtop- Dishwasher, pantry, and breakfast bar-
- Spacious Living Areas:-** Expansive family/living area seamlessly connecting to the backyard- Large pergola ideal for outdoor entertaining-
- Luxurious Bedrooms:-** Five generous bedrooms, all with built-in wardrobes- Master suite with a walk-in wardrobe and ensuite- Versatile 5th bedroom, perfect for guests or a home office-
- Contemporary Amenities:-** Ducted air conditioning and downlights throughout- Third full bathroom featuring a bathtub and shower screen- Spacious internal laundry with backyard access-
- Actron Advance - Category C (18kw) conditioning system with Actron Neo Wi-Fi wall controller-** Alloy Mesh fly screens to all openable windows
- Impressive Outdoor Space:-** Beautifully landscaped gardens- Fully fenced for ultimate privacy and security-
- Convenient Features:-** Double remote control lockup garage with internal access- Additional backyard access through a shutter door- Security alarm system for peace of mind

This home seamlessly blends luxury and functionality, making it ideal for families seeking a sophisticated lifestyle in a prime location. Our real estate agency prides itself on presenting properties of exceptional quality and exacting detail.

**Location:-**

- 3 minute drive (1.3km) to Denham Court Public School (approx)-
- 3 minute drive (1.3km) to Good Start Early Learning Willowdale (approx)-
- 3 minute drive (2km) to Needlebush Avenue Playground (approx)-
- 4 minute drive (1.8kmm) to Willowdale Park (approx)-
- 4 minute drive (1.8km) to Jamboree Avenue Playground (approx)-
- 5 minute drive (2.1km ) to Willowdale Shops (approx)-
- 5 Minute drive ( 2.3km) to Willowdale Hotel (approx)-
- 6 minute drive (2.6km) to Leppington Anglican College (approx)-
- 7 minute drive (3.8km) to Leppington Train Station (approx)-
- 9 minute drive (5.9km) to Edmondson Train Station (approx)-
- 23 minute drive ( 21km) to the upcoming Western Sydney Airport (approx)-
- 16 minute drive (14km) to Campbelltown (approx)-
- 22 minute drive (14km) to Liverpool (approx)-

Quick and easy access to both the M5 & M7

For further information or to make an offer, 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 & 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