

# Lot 8113 Champion Way, Spring Farm, NSW 2570

## House For Sale

Wednesday, 19 June 2024

Lot 8113 Champion Way, Spring Farm, NSW 2570

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Donna Ganoy  
0435914137



Carmel Lonergan  
0437983332

**\$1,050,000**

The clever design of The Boambee 195 is ideal for families or downsizers. It blends practicality with modern living. Step inside from the front porch to a fabulous, large lounge room for a truly epic cinema experience that won't disturb the rest of the home. The thoughtful layout also provides a private master retreat with a stylish ensuite and walk-in robe for added luxury. The premium kitchen boasts a walk-in butler's pantry and a stunning island breakfast bar where entertainers will thrive. The combined living/dining space with seamless indoor-outdoor flow is where stories are shared, and celebrations remembered. Your new home has four robed bedrooms, two stylish bathrooms and a double lock-up garage. Our professional team of designers carefully selects contemporary finishes and fixtures. Attention to detail is evident from the moment you arrive. Turnkey Inclusions: • Keep cool in summer and warm in winter with reverse cycle air-conditioning and save on electricity costs from the solar panels. • Modern timber flooring from the entry right through the high traffic and main living areas with matched tiles in the bathroom and ensuite. • Quality inclusions including keyless front door lock, Colourbond roof, Caroma bathroom fittings and Westinghouse appliances. • Four generous bedrooms offer mirrored built-in robes and ceiling fans. • Separate master suite featuring walk in robe and ensuite plus extras like stone benchtops and soft close cabinetry. • Fully fenced and landscaped including driveway, parcel letterbox and washing line - all you need to do is move in. • Conveniently located near parks, schools, shopping centre and accessible public transport. • Under construction, ready to move in this SpringSet in the growth corridor of Sydney's South-West, Evergreen in Spring Farm is just a stone's throw away from Narellan Town Centre and the historic Camden. Sydney's South-West growth rate is anticipated to continue with the future Western Sydney International Airport and the proposed Western Sydney Aerotropolis. You get more with AVJennings. We have fixed price costs with a single contract, ready to move into homes, and there are no progress payments along the way. Opportunities like this are rare so act quickly to avoid disappointment. Call our friendly sales consultant today. Disclaimer: \*Prices stated are subject to availability. Additional costs for stamp duty, utility connections, and statutory requirements may be incurred pending location of property. Images are indicative only. All descriptions have been prepared in good faith and with due care however may be subject to change without notice at any time. Purchasers should inform and assure themselves by inspection, independent advice or as otherwise necessary prior to purchase. ®Registered Trademark. ©AVJennings Properties Limited. ABN 50 004 601 503. Builders Licence 39168C.