

# Lot 2181 Songlark Avenue, Warnervale, NSW 2259

## House For Sale

Thursday, 13 June 2024

Lot 2181 Songlark Avenue, Warnervale, NSW 2259

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Brett Croucher



Carmel Lonergan  
0437983332

**\$995,000**

The clever design of The Bonville 195 is ideal for families or downsizers. It blends practicality with modern living. The thoughtful layout provides a private master retreat at the front of the home complete 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. The Linen colour scheme embraces classic elegance reminiscent of a luxury coastal retreat. Fused with a natural-toned palette, the combination of textures delivers high-end finishes that will inspire. Situated on a 450m<sup>2</sup> block, this home will be absolutely complete when you get the keys, all you'll have to do is move in and make it yours.

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 laminate flooring from the entry right through the high traffic and main living areas with matched tiles in the bathroom and ensuite.
- Quality inclusions including Colourbond roof, modern Caesarstone bench-tops, Caroma bathroom fittings and Westinghouse appliances.
- Four generous bedrooms offer mirrored built-in robes and large windows to maximise the natural light.
- Separate master suite featuring walk in robe and ensuite plus extras like stone benchtops and soft close cabinetry.
- Fully fenced and landscaped including driveway, letterbox and washing line - all you need to do is move in. Construction complete, ready for you to move in.

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