

**8/20 Meager Avenue, Padstow, NSW 2211**

**Villa For Sale**

Tuesday, 25 June 2024

8/20 Meager Avenue, Padstow, NSW 2211

**Bedrooms: 4**

**Bathrooms: 2**

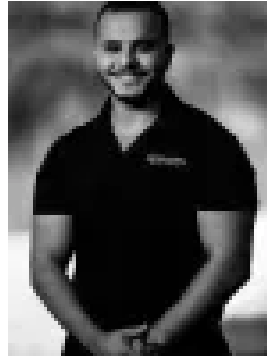
**Parkings: 3**

**Area: 240 m2**

**Type: Villa**



Michael Demian  
0404601084



Mark Demian  
0404601084

## Private Negotiation

Discover modern elegance and effortless living in this exquisite villa, ideally positioned in the sought-after Padstow locale. Boasting contemporary finishes throughout, this residence merges convenience with tranquillity, just moments from both the lively Padstow shops and the serene Salt Pan Creek Reserve. Enter through the modern façade to find four well-appointed bedrooms, three of which feature mirrored wardrobes and all with plush carpeting, with a sleek ensuite in the master bedroom. The fourth bedroom transforms beautifully to accommodate a home office. Relaxation and ease abounds in the main bathroom of the home which includes a luxurious free-standing bath and separate shower. The hub of the home is the luxuriously tiled, spacious family dining and living area, perfect for year-round entertaining and enjoying time with family and friends. It adjoins the chef's kitchen, equipped with a gas stovetop, dishwasher, and abundant cupboard and prep space, with luxury stone benchtops serving as a breakfast bar. From the main living area, steps lead down to a level and neat grass backyard where kids and pets can enjoy a friendly and safe space to play. Experience the comfort of ducted air-conditioning, a laundry, ample storage solutions, an intercom system, and a spacious double garage with internal access. This home also offers an uncovered parking bay and an alarm system for added convenience and security. Presenting the ultimate in low-maintenance living, the home is perfectly situated and surrounded by amenities such as local schools, parks, shops and Padstow train station. Rental Estimate: \$850 p/w Outgoings: Strata - Approx. \$430 p/q Council - Approx. \$401 p/q Water - Approx. \$170 p/q