

8/8 Carinya Road, Girraween, NSW 2145



Villa For Sale

Wednesday, 10 July 2024

8/8 Carinya Road, Girraween, NSW 2145

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 157 m2

Type: Villa



Vameq Ahmed
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Andrew Drane

AUCTION - 3rd of August - On Site

Striking that enviable blend of stylish designer living with an impeccably low maintenance footprint, this light-filled haven delivers the picture-perfect modern base for young couples to plant their feet in complete lifestyle finesse, while adding exceptional feature, function and all-important room to grow too. Set quietly at the rear of this designer development, discover light-filled bliss as the open-plan living and dining enjoys effortless flow to your sunny, merbau decking complimented with a pergola, creating a wonderful indoor-outdoor entertaining experience that maximises every inch of this bright and airy space. Headlined by the gleaming 900mm gas kitchen with stone benchtop plus island breakfast bar, rest assured whipping up weekend deliciousness for friends and family or savouring breakfast and brunch routines will be as simple as they are satisfying. This is a 2018 built boutique complex consisting of only eight residences, Number 8 is situated at the rear providing privacy and space from the main road. It is also worthy to note that this family friendly complex is all owner occupied. Everyday adaptability is key here too with three generous sized bedrooms (ensuite to master) all with built-ins. As soon as one sets foot onto this home, be captivated by wide corridor which open up to the light filled living spaces. Due to the North-East orientation, be assured of natural light to all bedrooms along with the common spaces. As the sun crosses the halfway mark, the house is radiant with natural light, and as it sets, you get plenty of light at the rear outdoor decking and entertaining area. This area is also accessible from the side and is also fully decked with merbau wood. Location is always key and Carinya is situated in the very heart of this enviable suburb, this surely is modern living at its absolute best. Coupled with elite positioning in a locale that needs little reminding of its blue-ribbon favour, Girraween Primary School is a minutes' walk, the scenic Civic Park is at your doorstep inviting endless weekend adventure, and a raft of vibrant shopping hubs of Pendle Hill giving you plenty of options for all your social calendar catch-ups... claiming such stylish simplicity with lock-and-leave ease has never looked so right! Features you'll love:

- Light, bright and airy designer kitchen, lounge, dining and outdoor alfresco combining for one elegant entertaining space to wine and dine no matter the season
- Stone bench tops and glossy contrast cabinetry, gleaming stainless appliances including integrated dishwasher, 5 stove gas burner, Oven, island breakfast bar
- Sleek, Merbau decking with alfresco, with side access into the backyard and no-mow lawns with abundance of space for those with a green thumb
- 3 ample sized bedrooms and 2 full bathrooms
- All bedrooms equipped with built-ins
- Functional laundry with great storage, there also exists dedicated additional storage in the basement car park
- Four Zone Samsung ducted air-conditioning
- Secure garage with additional storage
- 2.7m high ceiling
- Down lights throughout
- North-East facing orientation
- Gas hot water system & along with natural gas cooking
- Video Intercom
- High quality pool glass fencing bordering the sunken garden and alfresco making it a safe haven for the little ones to play
- Rain Water Tank
- 6.6 kw solar (installed 6 months back with full warranty)
- Low maintenance synthetic grass (fully fenced with quality glass)
- Potential rental return north of \$750 per week
- Land size 157sqm and internal living 140sqm

Location highlights:

- Easy access to both Pendle Hill and Toongabbie train station and shops
- Moments from the Iconic Civic Park
- Walk to Girraween Primary School (within school catchment)
- Short stroll to Girraween High School
- Easy access to M4 & M2 and a short drive to the Parramatta CBD
- Less than 30-minute drive to the highly anticipated Wester City Airport

This excellent home is a must see and will attract a range of buyers, so call Vameq on 0498 351 619 or Andrew on 0430 119 601 to book in your private inspection or for any further questions. See you at the open homes!