

## Cherrybrook

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**ANOTHER SOLD!** Call Deborah O'Brien 0408 472 427 for details!

We are proud of our success in selling yet another property, achieving an excellent result. If you need advice on selling or buying Real Estate, please call Deborah for honest, prompt and professional attention.

We are delighted to offer this beautifully maintained home, offering the perfect balance of comfortable accommodation and private garden spaces for your family to enjoy.

Ideally situated in the desirable Abbey Hill Estate, this inviting home is set in a blissfully peaceful cul-de-sac within walking distance of city-bus stop, parkland and playgrounds plus the popular primary school - Cherrybrook Public School. This tree-lined neighbourhood is highly sought after due to the easy access to local shopping precincts, the M2 and the upcoming Cherrybrook train station.

Tastefully decorated and immaculately presented, this well-designed home provides a choice of living and dining spaces, each enjoying a pretty outlook over the lush green gardens. In addition to the elegant formal lounge and dining rooms, your family can spread out in the family room and rumpus room. At the heart of the home, a sleek new kitchen boasts stone benches, ample storage, induction cooktop and dual ovens.

Your inspection of the ground floor will also reveal a separate study adjacent to the welcoming foyer, a double automatic garage with internal access plus a third bathroom with shower, perfect for guests and those enjoying the pool.

Upstairs, the sense of space continues, with four bedrooms featuring built-in wardrobes (walk-in and ensuite to main) plus a family bathroom with separate toilet. Your comfort and security are further enhanced throughout the home by the reverse-cycle ducted air-conditioning (recently refurbished), alarm system, numerous Internet points and Foxtel cabling, gas heater points plus solar power.

The gardens accompanying this delightful home are equally impressive: a paved BBQ area is shaded by the covered pergola overlooking the wonderful level lawns flanked by established gardens creating a private oasis. Your enjoyment of the sparkling pool will be extended by the solar heating, certain to be a hit when entertaining family and friends!

This flawless home is available for inspection By Appointment, so please call quickly to avoid disappointment.

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.

 750 sqm

**Just Listed**

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