

**103 Sawsedge Avenue, Denham Court, NSW, 2565**

**Urban.** Land Housing

**House For Sale**

Sunday, 8 December 2024

103 Sawsedge Avenue, Denham Court, NSW, 2565

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 562 m2**

**Type: House**



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## Elevate Your Lifestyle Upsize to Luxury in Willowdale | Potential Granny & Pool

Step into a world of modern elegance with 103 Sawsedge Avenue, Denham Court-a pristine double-storey home that stands out in today's market!

This unique property, nestled on a spacious 562m<sup>2</sup> block, offers a perfect blend of style and comfort, making it an exceptional opportunity for discerning buyers. With its contemporary design and meticulously maintained interiors, this home is ideal for families seeking both space and sophistication. Enjoy the benefits of extra living areas and a superb outdoor entertaining space in a thriving community that combines convenience with tranquillity.

### Property Features:

- 4 bedrooms with built-in robes; master with walk-in robe and ensuite
- 2 Full Bathrooms
- Double remote-controlled garage
- Extra living area downstairs for added flexibility.
- Open plan dining and living area.
- An expansive gourmet kitchen stone benchtops convenient breakfast bar.
- Walk-in pantry for extra storage
- Outdoor alfresco and large backyard-perfect for entertaining and family gatherings
- Downlights Throughout
- Ducted Aircon with multiple Zonings
- Bathed in Natural Sunlight
- Large Laundry
- Ample Storage Throughout
- Potential Granny ( Dual income ) & Pool (STCA)

### Prime Location:

- Close to Amenities: Nearby schools, shops, parks, and public transport.
- Community Perks: Enjoy the vibrant Willowdale community with playgrounds, community centres, and more.

### Location Features:

- 2-minute drive ( 1km ) to Good start Early Learning Willowdale
- 2-minute drive ( 1km ) to Denham Court Public School
- 2-minute walk to Needle bush Avenue Playground
- 4-minute drive (1.8km) to Willowdale shopping Centre
- 4-minute drive ( 2km ) Jamboree Avenue Playground
- 3-minute drive (1.5km) to Willowdale Park
- 4-minute drive ( 2km ) to Willowdale Hotel
- 7-minute drive (4.9km) to Leppington train station
- 11-minute drive (7.1km) to Edmondson train station
- 9-minute drive (7.4km) to Gledswood Hills Country Club.
- 20-minute drive to the upcoming Western Sydney Airport
- 17-minute drive (14km) to Campbelltown
- 22-minute drive (14km) to Liverpool
- Quick and easy access to both the M5 & M7

For further information or to make an offer, contact Saurabh (Robin) Kalra on 0450 679 021.

### Disclaimer:

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own inquiries. Images & Furnishing are for illustrative purposes only

and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.