

**11 Bottlebrush Boulevard, Fletcher, NSW, 2287**



**Sold House**

Saturday, 7 December 2024

11 Bottlebrush Boulevard, Fletcher, NSW, 2287

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Superb family home in highly sought-after suburb

Showcasing a unique design and spacious floor plan this exceptional family home rests atop a 602sqm allotment. Boasting a wide 21m frontage with side and rear yard access this brick and tile property is ideal for those seeking multiple living areas, and park like surrounds.

Unveiling a wealth of space to relax, unwind and entertain, the formal entry hallway enters into an intimate lounge room and separate dining room, revealing high raked ceilings and large windows, this retreat is perfect for parental living and hosting guests.

Centrally positioned and seamlessly connecting the array of living spaces, the kitchen is adorned with wraparound benchtops, breakfast bar and walk in pantry. Adjoining the open plan family and meals area, this culinary setting flows with ease out to the outdoor rear. Destined for entertaining and overlooking the manicured lawns and gardens, this alfresco oasis is sure to be the site of many BBQs and parties.

Finalising the home's expansive layout are four generous bedrooms and home office/study. Positioned at the front of the house, overlooking the gardens, the master suite boasts a walk-in robe and large ensuite with dual vanities. Serviced by the family bathroom with separate toilet, the additional bedrooms all include built-in robes and ceiling fans.

Additional features:

- Retiled flooring throughout entry, hallways, dining, and family rooms
- Dedicated Home office/study with NBN and built in cabinetry
- New LED downlights throughout
- Double garage with internal access
- Rear garden shed and water feature
- Internal laundry with outdoor access
- Ducted Air Conditioning
- Solar Power

Situated in a leafy street this home is on the bus route and moments from Bishop Tyrell College, Glendore Public School, Fletcher Shopping Village and only minutes from the M1 Motorway and Hunter Expressway.

Maintained & kept in pristine condition with modern updates throughout, this beautiful property is not one to be missed. Contact Agent for more information and to arrange a private viewing.