

**12 Darnay Place, Ambarvale, NSW, 2560**

**House For Sale**

Tuesday, 12 November 2024

12 Darnay Place, Ambarvale, NSW, 2560

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## **Stylish House & Granny Flat!**

Discover the perfect blend of contemporary design and functionality in this recently renovated dual-living property, crafted with premium materials and finishes, and nestled in the conveniently located Ambarvale. Located in a quiet cul-de-sac, this home offers beautiful water views of Spring Creek and is surrounded by the natural beauty of Mandurama Reserve, known for its family-friendly amenities. With close proximity to local schools, public transport, and shops, as well as a short drive to Macarthur Square shopping centre and Macarthur Train Station, this location offers a balance of convenience and serenity.

The main house features three generously sized bedrooms, all designed to the highest standards. The master and second bedrooms include spacious built-in mirrored wardrobes and ceiling fan lighting, while the third bedroom is also equipped with ceiling fan lighting. Hybrid flooring flows throughout, adding both style and durability. The main bathroom impresses with floor-to-ceiling tiles, a floating vanity, and detailed tiling, creating a luxurious feel.

The sleek, modern kitchen is a chef's dream, featuring a stone benchtop, plumbed fridge space, breakfast bar seating, a 900mm Westinghouse cooktop and oven, and a Westinghouse stainless-steel dishwasher, all enhanced by soft-closing drawers. Additional conveniences include a fully equipped laundry with bench space, overhead cupboards, and a powerful 6.4kW solar system. For ultimate comfort, the main residence includes Daikin multizone ducted air conditioning, ceiling fans in all bedrooms and living areas, and LED downlights.

Outside, a tidy, covered entertaining area and a private yard provide space for relaxation and gatherings. The property also includes a two-car carport with convenient drive-through access.

The oversized two-bedroom granny flat mirrors the main home's high standards, providing a spacious and high-quality living area. It includes hybrid flooring throughout, Caesarstone benchtops with an oven and cooktop, a European-style laundry, a bathroom with a frameless shower and floating vanity, built-in robes, ample storage, a Samsung split system air conditioning unit, and its own garage and shed.

This exceptional property combines luxury with practicality, surrounded by nature yet close to essential amenities. It's an ideal choice for families seeking a stylish and comfortable living space. Don't miss the opportunity to make this stunning house and granny flat your new home or a smart investment in Ambarvale!

**\*\* We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge. Prospective purchasers should make their own enquiries to verify the above information.**