

13 Herdsmans Avenue, Lidcombe, NSW, 2141



House For Sale

Friday, 13 December 2024

13 Herdsmans Avenue, Lidcombe, NSW, 2141

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Joe Bousimon

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Contemporary family home set within the coveted Botanica Estate.

Nestled within the coveted Botanica Estate, this contemporary dual-level home embodies modern living with an emphasis on natural light and seamless design.

Its thoughtfully crafted layout features an open lounge and dining area flowing effortlessly to a private, low-maintenance backyard, perfect for entertaining. Neutral tones, polished tiles, and plantation shutters enhance its timeless appeal and practicality.

Ideally positioned just steps from daycare centers, scenic walking trails, and playgrounds, the home offers unparalleled convenience with swift access to the M4 and M5 motorways.

- Streamlined design offers a combined lounge/dining space with outdoor flow
- Open-air entertainers' terrace is beautifully landscaped with trees and shrubs
- The backyard provides a private grass setting, perfect for children and recreation
- Stone kitchen is equipped with stainless steel gas appliances and a dishwasher
- Three generous bedrooms fitted with built-in robes, master with a double ensuite
- Modern bathrooms reveal floor-to-ceiling tile, separate soaking tub and shower
- Automatic lock-up garage with internal access, off-street parking for one vehicle
- Stylish family home by Australand, located in the sought-after Estate of Botanica
- Family-friendly community with waterside walkways, picnic areas and parkland
- Cul-de-sac setting set within 350m of Brooks Village, cafes and public transport.