

**18 Sunny Ridge Rd, Winmalee, NSW, 2777**

**LISTER**

**House For Sale**

Tuesday, 26 November 2024

**18 Sunny Ridge Rd, Winmalee, NSW, 2777**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Make Memories in Your Ideal Family Home

This spacious, family home immediately welcomes you with its inviting first impressions. The open-plan layout creates a bright and airy atmosphere, and an abundance of beautiful light filled living.

This home offers two distinct outdoor spaces. The front deck providing a perfect spot for enjoying morning coffee while the large covered entertaining area which looks onto the fully fenced, landscaped garden creates a peaceful space for a BBQ or hosting guests.

The heart of this home is the spacious kitchen, offering a perfect blend of style and functionality. With an expansive island bench and an abundance of cupboard storage, including deep drawers and overhead shelves, it ensures you'll never be short of space for kitchen essentials. Upstairs, three generously sized bedrooms each come with built-in wardrobes, while the main bedroom also features its own Juliette balcony.

Downstairs, the flexible fourth bedroom or study offers a variety of uses, whether as a home office, guest room, or playroom. With easy access to a laundry area that includes your second shower and separate toilet, this space is also ideal for visitors or family members who prefer privacy. Conveniently, the double garage is accessed directly from this level, ensuring practicality and ease of access.

The main bathroom includes a stunning claw foot bathtub, semi frameless shower with dual shower heads providing a perfect spot for relaxation, while the separate toilet adds functionality for the whole family.

With ducted air conditioning upstairs and a split-system air conditioner in the living area. These features, combined with a wood fireplace in the living room. Whether it's a cozy winter evening by the fire or a cool summer day inside, the home has been designed for year-round enjoyment.

Located in a quiet, family-friendly cul-de-sac, this home offers peace and privacy while still being close to schools, parks, shopping, and transport links. The tranquil surroundings make it ideal for families, with plenty of space for children to play and enjoy outdoor activities.

### Features

- Large open plan living with modern kitchen
- 3 bedrooms with built in robes 4th bedroom/study option
- Private master suite with built-in-robe, and private balcony
- Fully fenced, manicured yard with entertainment deck perfect for kids and pets
- Double garage with internal access to the property
- Ducted air conditioning upstairs, reverse cycle and wood fireplace

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.