

**37 Dullai Ave, Pemulwuy, NSW, 2145**



**Sold House**

Monday, 4 November 2024

37 Dullai Ave, Pemulwuy, NSW, 2145

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Ali Zavari

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## TOP OF PEMULWUY

SOLD BY STARR PARTNERS AUBURN.

Nestled in the heart of Pemulwuy, this split-level family home offers premium living with unmatched convenience. Impeccable attention to detail, innovative design elements, and top-quality finishes define its interiors.

The ground floor features a spacious family room, open-plan dining area, and modern kitchen equipped with a gas cooktop, dishwasher, and oven. A versatile fourth bedroom or study, internal laundry, bathroom, and expansive balcony complete this level.

Upstairs, the master bedroom boasts an ensuite and built-in wardrobe, while two additional bedrooms offer built-in wardrobes, with one featuring a private balcony. A spacious main bathroom includes both a bathtub and shower.

Convenient features such as a double garage, storage room, ducted air-conditioning, and security system enhance everyday living. Close to cafes, a gym, childcare facilities, and parks, this residence offers a serene yet convenient lifestyle.

Ideal for first home buyers, executive couples, or investors, this property epitomises luxury, comfort, and convenience.

- \* Formal family/living room
- \* Gas-equipped kitchen with Caesarstone benchtop
- \* Dining room opening to a large balcony
- \* Downstairs fourth bedroom, perfect for guests, and a study nook
- \* Full-sized main bathroom with separate bathtub
- \* Large internal laundry, ample storage, downstairs bathroom
- \* Two-car space automated lock-up garage with indoor access
- \* Ducted air-conditioning
- \* Electrical roller blinds
- \* Close to village shops (700 metres) , picturesque walking and cycling paths
- \* Ideal for first home buyers, executive couples, or investors
- \* Potential Rental Return: \$1,000 to \$1,050 per week
- \* This ad uses virtually styled furnitures

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