

**45 Paul Cullen Drive, Bardia, NSW, 2565**

Laing+Simmons

**House For Sale**

Tuesday, 5 November 2024

45 Paul Cullen Drive, Bardia, NSW, 2565

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## **Five Bedroom on Large 378 sqm Land in Bardia**

Mika Wu from Laing+Simmons Bardia office is excited to introduce to market another Paul Cullen Drive listing!

Experience the best of contemporary family living with this spacious five-bedroom home in Bardia, designed with quality and comfort in mind. The home boasts beautiful timber flooring throughout all bedrooms and living spaces, a sleek Caesar stone kitchen with 900mm stainless appliances, and an alfresco for effortless outdoor entertaining. With a bedroom on the ground floor and three bathrooms-including one downstairs for added convenience-this layout is perfect for versatile family needs.

The flexible upstairs bedroom can be easily transformed into rumpus for kids to play or home office, the home has it all. Enjoy summer evenings on the balcony, stay comfortable year-round with ducted air conditioning, and take advantage of the remote-controlled double garage. Located just a short walk to Edmondson Park Train Station and Ed Square Shopping Hub, this property currently tenanted for \$710 per week in rent, with room to increase. An easy-maintenance north facing backyard completes this exceptional offering.

Are you ready to make it yours?

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.