

**46 Bruce Ferguson Avenue, Bardia, NSW, 2565**

**Urban.** Land  
Housing

**House For Sale**

Sunday, 8 December 2024

46 Bruce Ferguson Avenue, Bardia, NSW, 2565

**Bedrooms: 6**

**Bathrooms: 6**

**Parkings: 2**

**Type: House**

## Luxury Double Storey Custom Build with Private Studio & Outstanding Investment Opportunity

Positioned in a sought-after location, this brand-new double-storey home with a separate studio apartment offers a fantastic dual income opportunity.

The property is meticulously designed to cater to growing families or investors, providing luxury, comfort, and flexibility. With 6 bedrooms, 6 bathrooms, and a private studio with its own entrance, this home presents an ideal setting for multi-generational living or rental income streams.

### Key Property Features:

#### Ground Floor:

- Formal living room
- Guest bedroom with walk-in robe and ensuite
- Open-plan living area with a modern kitchen featuring 40mm stone benchtops and a walk-in pantry.
- Alfresco area with a fully equipped outdoor kitchen.
- Laundry room with ample storage
- Second full bathroom

#### Upper Floor:

- Rumpus area
- Master suite with walk-in robe, ensuite, built-in study
- Second bedroom with walk-in robe and ensuite
- Third and fourth bedrooms with built-in robes, serviced by a full bathroom

#### Studio Apartment:

- Bedroom with built-in robe and ensuite
- Kitchen and private entrance via separate stairs

#### Additional Features:

- Ducted air-conditioning throughout
- Downlights and ceiling fans in all bedrooms
- Floor-to-ceiling tiles and LED mirrors in bathrooms
- Abundant storage options
- 3m Ceiling Height in the ground floor, 3m Ceiling Height in the first floor
- 600x1200 Porcelain tiles in the ground floor.
- Floor to ceiling tiles to all the bathrooms.

#### Location highlights:

- Community: Situated in a friendly and growing neighbourhood with parks and green spaces nearby.
- Convenience: Proximity to local schools, shopping centres, and public transport options.
- opposite to park
- 5 minute walk (450m) to Bardia Public School (Approx)
- 1 minute walk (100m) to Bardia Park (Approx)
- 2 minute Drive (500m) to Brigade Park (Approx)
- 3 minute drive (1km) to Ed Square Town Centre (Approx)
- 4 minute drive (1.2km) to Edmonson Park train Station (Approx))
- Easy access to both the M5 and M7

For further information or to make an offer, contact Saurabh (Robin) Kalra on 0450 679 021.

**Disclaimer:**

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own inquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision