

**66 Archer Road, Spring Farm, NSW, 2570**



**House For Sale**

Thursday, 14 November 2024

66 Archer Road, Spring Farm, NSW, 2570

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Andrew Valciukas

## “Extended Family? No Problem!”

Sitting on a private 530m<sup>2</sup> block you will love this beautifully presented 4 bedroom + study home with separate granny flat. Offering quality finishes throughout, an abundance of natural light and multiple living areas – this could be the perfect family home.

The beautifully appointed kitchen is centrally located and opens onto a generous combined lounge, dining + family area. There is also another separate family / media room.

Outside, this home offers a private and secure yard with an undercover alfresco area which is perfect for the kids to play and explore safely.

Delivering everything you could possibly want and more than you could ever need.

### Main House

- ☑ Main bedroom with large walk in robe, ceiling fan, feature pendant lighting, plantation shutters, hard wired internet connection + ensuite
- ☑ Ensuite with floor to ceiling tiling, semi frameless shower screen, twin floating vanities + sensor lighting for late night visibility
- ☑ Bedroom 2, 3 + 4 offer ceiling fans, plantation shutters, hard wired internet connection + mirrored built in robes
- ☑ Separate study with plantation shutters, hard wired internet connection + built in cabinetry
- ☑ Large walk in linen
- ☑ Main bathroom offers floor to ceiling tiling, semi frameless shower screen, floating vanity, freestanding feature bath + sensor lighting for late night visibility
- ☑ Kitchen offers 40mm stone bench top, solid stone splashback feature, 600mm gas cooktop, rangehood + under bench oven, dishwasher, baked poly, soft close cabinetry, walk in pantry and feature pendant lighting
- ☑ Separate lounge / media room
- ☑ Oversized combined family / lounge / dining room which opens onto the large alfresco area
- ☑ Hybrid timber flooring throughout
- ☑ Ducted Air conditioning – Actron 17KW system
- ☑ Downlights throughout
- ☑ Alarm with back to base monitoring
- ☑ Intercom
- ☑ 2.7m elevated ceiling
- ☑ Double garage with epoxy sealed floor, remote door + internal access
- ☑ 34 KW solar system
- ☑ 6 security camera security system
- ☑ 3 phase power connection

- Fibre to the house internet connection + hardwired internet connection to every room
- Oversized powered 2.8m x 8m shed

### Granny flat

- One bedroom with plantation shutters + double mirrored built in wardrobe
- Combined kitchen / living area
- Kitchen offers 600mm gas cooktop & under bench oven and integrated rangehood
  
- Bathroom offers floor to ceiling tiling, semi frameless shower with floating vanity
- Euro style laundry
  
- Split system air conditioning
  
- Downlights throughout
- Hybrid timber flooring throughout
- 529.8m<sup>2</sup> block (entire block)

Located 400m to Kids Academy, 550m to Spring Farm Shopping Centre & 1200m to Spring Farm Public School . Close to all the amenities you could possibly need, while still offering the ideal quiet location.

First National Real Estate Collective believes that all the information contained herein is true and correct to the best of our ability however we encourage all interested parties to carry out their own enquiries.

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