

# 9 Private Circuit, Llandilo, NSW, 2747



## House For Sale

Wednesday, 30 October 2024

9 Private Circuit, Llandilo, NSW, 2747

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Type:** House

## Luxurious Family Home with Pool in Jordan Springs A Must-See!

Welcome to 9 Private Circuit, an exquisite family residence nestled in the thriving community of Jordan Springs. This meticulously designed home offers a harmonious blend of contemporary elegance and practical comfort, making it an ideal haven for modern family living. From its spacious interiors to its stunning outdoor amenities, this property provides a perfect backdrop for creating lasting memories.

Set on a generous 424sqm block, this residence boasts a thoughtfully planned layout that maximizes space and functionality. As you step inside, you're greeted by a sense of warmth and sophistication, with high-quality finishes and a welcoming ambiance that defines every room. The home features a seamless flow between its expansive living areas and outdoor spaces, offering a versatile environment for both quiet relaxation and vibrant entertaining.

The highlight of this property is its outdoor oasis a private in-ground swimming pool. This area is perfect for enjoying sunny days with family or hosting gatherings in a picturesque setting. The adjacent alfresco dining area provides a charming space for outdoor meals, seamlessly connecting to both the pool and the interior of the home.

Don't miss the chance to make this exceptional property your new home. Contact Manii Kaur from Aitken RE today to arrange a private viewing and experience the unparalleled comfort and elegance of 9 Private Circuit.

### Key Features:

- + 4 Bedrooms: Generous master suite with ensuite and walk-in robe, plus three additional well-sized bedrooms with built-in robes.
- + 2 Bathrooms: Stylishly designed, including a main bathroom with a separate shower and bath.
- + 2 Living Areas: Enjoy flexible living spaces ideal for family gatherings or quiet relaxation.
- + Swimming Pool: Dive into summer with your own sparkling in-ground pool, perfect for entertaining and cooling off on warm days.
- + 2 Car Garage: Secure and convenient parking for your vehicles.
- + Gourmet Kitchen: High-quality appliances, ample counter space, modern cabinetry, and a large pantry, designed to make cooking a pleasure.
- + Ducted Air Conditioning: Ensures year-round comfort throughout the home.
- + Low Maintenance Yard: Beautifully landscaped for minimal upkeep.
- + Energy-Efficient Design: Modern fixtures and fittings help reduce utility costs.

### Location Benefits:

- + Western Sydney University - Penrith Campus: Approximately 8 kilometers (roughly a 15-minute drive).
- + Jordan Springs Lake: Approximately 1.2 kilometers (about a 3-minute drive or a 15-minute walk).
- + Jordan Springs Central Park: Approximately 1 kilometer (about a 2-minute drive or a 10-minute walk).
- + Jordan Springs Shopping Village: Approximately 1 kilometer (about a 2-minute drive or a 10-minute walk).
- + Transport: Easy access to major roads and public transport links, simplifying your commute and travel.
- + Community: Situated in the sought-after Jordan Springs area, known for its vibrant and family-friendly atmosphere.
- + Jordan Springs Public School: Approximately 1.5 kilometers (around a 3-minute drive or a 15-20 minute walk).

Whilst we deem this information to be reliable the agent cannot guarantee its accuracy and accepts no responsibility for such. Interested persons should rely on their own enquiries.