

**5/35 Matthews Street, Punchbowl, NSW, 2196**

**Townhouse For Sale**

Tuesday, 29 October 2024



5/35 Matthews Street, Punchbowl, NSW, 2196

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## Modern Townhouse with Home Office/3rd Bedroom + Study

Tucked away at the back of a peaceful boutique block of only six, this generously proportioned townhouse offers a rare blend of tranquility and convenience in the heart of Punchbowl. Just 300m from the train station, shops, and vibrant eateries, this home is perfectly positioned for easy living.

Designed with flexibility in mind, the property features a versatile layout with three bedrooms, including a dedicated home office that can easily serve as a third bedroom. The open-plan living and dining areas are filled with natural light and flow seamlessly into the modern kitchen, complete with stainless steel appliances, gas cooking, and stone bench-tops.

The expansive rear deck perfect for entertaining, while the secure lock up garage and additional storage offer practicality and peace of mind. With its quiet rear position, this townhouse provides a private retreat just moments from everything you need.

### Key Features:

- Positioned at the back of a small, boutique block of only six
- Spacious bedrooms with built-in robes plus study
- Flexible home office that can be used as a third bedroom
- Open-plan living and dining area with air-conditioning and plenty of natural light
- Well-appointed gas kitchen with stone bench-tops and stainless steel appliances
- Large rear deck, ideal for entertaining
- Modern Bathroom plus second WC
- Internal laundry, powder room and additional storage
- Secure basement lock-up garage with extra storage space
- 300m to Punchbowl Station, shops, eateries, and all amenities

This is a fantastic opportunity to enjoy a quiet, spacious lifestyle in a prime location.

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