



**SOLD**

## BEAUTIFUL FAMILY HOME IN APPIN VALLEY

Situated in the established, modern Appin Valley estate in Appin, is this four bedroom, two bathroom, modern and spacious family home on a huge 708m sq block of land. This home has everything a family would need, with spacious open plan living areas, rumpus room, private alfresco area and backyard, and huge storage shed and garage all surrounded by the lovely bushland of the Appin area.

As you walk in you will be impressed with the wide entrance and spacious feel. The house is tiled throughout the living areas with carpet in all rooms. The main bedroom is situated separately from the other bedrooms and includes stylish hanging pendants, a large walk in robe and ensuite. All bedrooms have wardrobes and ducted air conditioning is connected throughout. Both ensuite and bathroom are modern and spacious.

The oversized lounge and dining room opens up to the alfresco dining with plenty of light and space. The modern kitchen includes an open butlers pantry, gas stovetop, electric oven and huge island bench facing the rumpus room and garden. The alfresco area also has gas connected for year round BBQ's, with plenty of entertaining space in the covered and open timber decking area. The gardens are established and private, with ample space on either side of the house to fit additional vehicles. The 6x8m additional garage opens into a shed with access from the front yard. This is on top of the garage with entry to the house!

Secure your home in this established estate close to Appin shops, school, a short drive to Campbelltown, and a quick drive down to the Illawarra beaches.

### Features:

- Four large bedrooms with wardrobes and ducted air-conditioning throughout
- Master bedroom with double glazed windows, walk in robe and ensuite
- Modern open plan living and dining room plus a rumpus room
- Huge alfresco dining area in the private backyard
- Massive additional garage and shed with easy side access
- Solar panels, water tank, and NBN fibre optic to the house connected
- Fantastic location close schools, shops, Illawarra beaches and Campbelltown

@realty believes that all the information contained herein is true & correct to the best of our ability however we encourage all interested parties to carry out their own enquiries.

**4 BED | 2 BATH | 2 CAR**

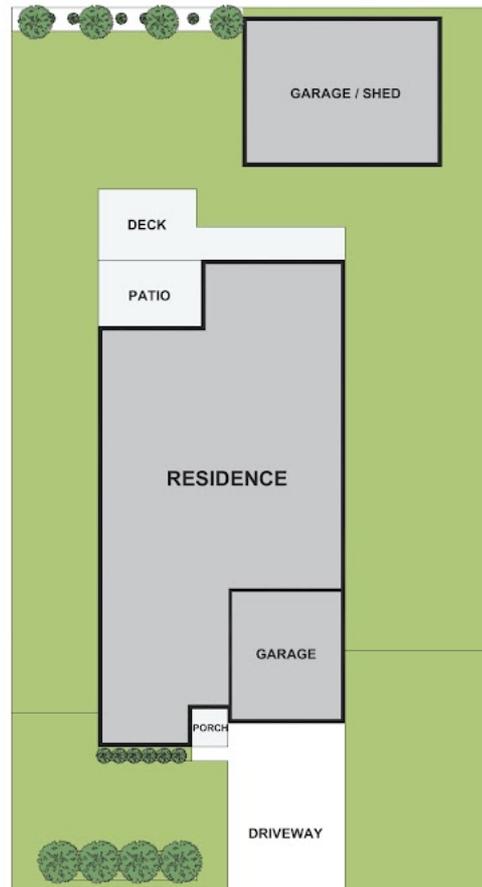
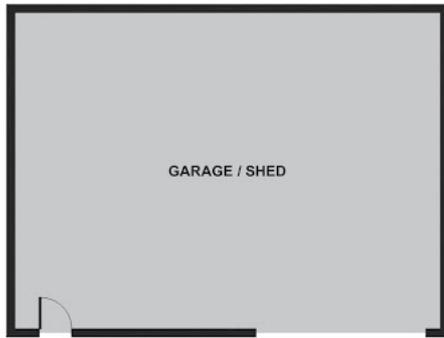
**PRICE:**  
**\$950,000**

**OPEN FOR INSPECTION:**  
**N/A**



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# 4 Simpson Street, Appin



SITE PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.