









## **FOR SALE**

## ANOTHER PROPERTY SOLD BY LEADING AGENTS THOMAS CHOY AND ELITE TEAM

Spacious & Luxurious Family Home in Gables

Nestled in a quiet, family-friendly street, this stunning Clarendon home offers the perfect balance of space, style and convenience. Thoughtfully designed with modern upgrades, energy-efficient features and multiple living zones, this home provides effortless comfort for families and entertainers alike.

Positioned in a highly sought-after location, you'll enjoy walking distance to Santa Sophia Catholic College, Bobby Bakehouse and local parks, with exciting new shops, schools, a lake and Rouse Hill Hospital coming soon.

- \* Spacious & functional layout Large living, dining and open-plan areas designed for easy family living.
- \* High-end kitchen 40mm stone benchtops, quality appliances, soft-close cabinetry, a statement mirror splashback and a butler's kitchen with a walk-in pantry.
- \* Flexible living spaces Second downstairs living or rumpus room, perfect as a cinema or playroom.
- \* Grand outdoor entertaining High ceilings, an expansive alfresco and a generous backyard.
- \* Light-filled bedrooms Large bedrooms, including a luxurious master suite with a walk-through robe and ensuite.
- \* Downstairs bedroom & bathroom Ideal for elderly family members, featuring side access with a ramp and just one small step.
- \* Extra storage throughout Huge walk-in linen upstairs, plus ample storage across the home.
- \* Stylish finishes Beautiful polished concrete floors and professionally landscaped, low-maintenance gardens.
- \* Smart & sustainable Solar panels, recycled water, smart device integration and ducted air-conditioning for year-round comfort.
- \* Secure & private Security doors, cameras with recording and a Ring doorbell for peace of mind.
- \* Prime location Positioned high on the street with a sunny backyard, balcony views and within the sought-after Oakville Public School catchment.

## 5 BED | 3 BATH | 2 CAR

PRICE:

Price Guide \$1,600,000

**OPEN FOR INSPECTION:** 

N/A



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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.

