



# FOR SALE

## A CONTEMPORARY SANCTUARY IN RAPIDLY GROWING MELONBA

Welcome to 22 Stonecrop Street — a stunning blend of modern elegance, thoughtful design, and everyday comfort nestled in one of Western Sydney's most up-and-coming suburbs. This immaculate, brand-new home is the perfect retreat for growing families, savvy investors, or anyone seeking a peaceful lifestyle with all the conveniences at your doorstep.

### Key Features:

- 4 Generously-Sized Bedrooms – including a master suite with walk-in wardrobe and private ensuite
- 3 Stylish Bathrooms – 2 main bathrooms + ensuite, with high-quality finishes
- Gourmet Kitchen – well thought-out orientation featuring stone benchtops, gas cooking and a walk-in pantry
- Open-Plan Living & Dining – seamless indoor-outdoor flow to an undercover alfresco area, ideal for entertaining
- Low-Maintenance Backyard – fully landscaped, perfect for kids, pets, or quiet moments under the sun
- Lock-Up Garage – with internal access
- Integrated Security System – with security alarms and doorbell camera

Designed with both functionality and flair, this home captures natural light throughout, enhancing its warm and inviting atmosphere. Every inch is crafted with attention to detail — from the premium flooring and ducted air conditioning to the neutral colour palette that complements any style.

### Location Highlights:

- Moments to local parks, play areas, and the tranquil Melonba Reserve

4 BED | 3 BATH | 1 CAR

PRICE:  
\$1,250,000

OPEN FOR INSPECTION:  
N/A



**Rohit Batta**  
0410000052  
rohit.batta@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)