







## **FOR SALE**

## LUXURIOUS FAMILY HOME OFFERING STYLE, SPACE, AND SERENITY. ZONED CTHS.

Set on a generous 809sqm block, this impressive residence invites you in with sun-drenched interiors and a seamless flow between formal and informal living zones. The ground level features elegant floating floors, while plush new carpets enhance the comfort and warmth of the upper floor. A stylish gas kitchen with stainless-steel appliances integrates effortlessly with the meals area, creating an ideal hub for family connection and entertaining.

Accommodation comprises four spacious bedrooms, including a master suite with a walk-in robe and private ensuite.

The additional bedrooms all feature built-in wardrobes and enjoy individual climate control via the new Multi-zone AirHub ducted air-conditioning system, ensuring year-round comfort. Additional highlights include a ducted vacuum system, Fibre-to-the-Premises NBN for ultra-fast connectivity, and solar panels for energy efficiency.

Enjoy a peaceful reserve outlook from the rear, offering exceptional privacy and a calming natural backdrop. Step outside to your own private retreat with a sparkling swimming pool — perfect for entertaining or relaxing with family and friends over a wood-fired bbq. The home is complete with a double lock-up garage and is set in a quiet, family-friendly cul-de-sac. Ideally positioned within the sought-after Cherrybrook Technology High School and Oakhill Drive Public School catchments, offering superb convenience:

- Easy walk to city express bus stops and James Henty Park.
- Minutes' drive to Cherrybrook Village Shopping Centre and Cherrybrook Metro station.

Auction – unless sold prior. Interested buyers are encouraged to contact the agent for further information.

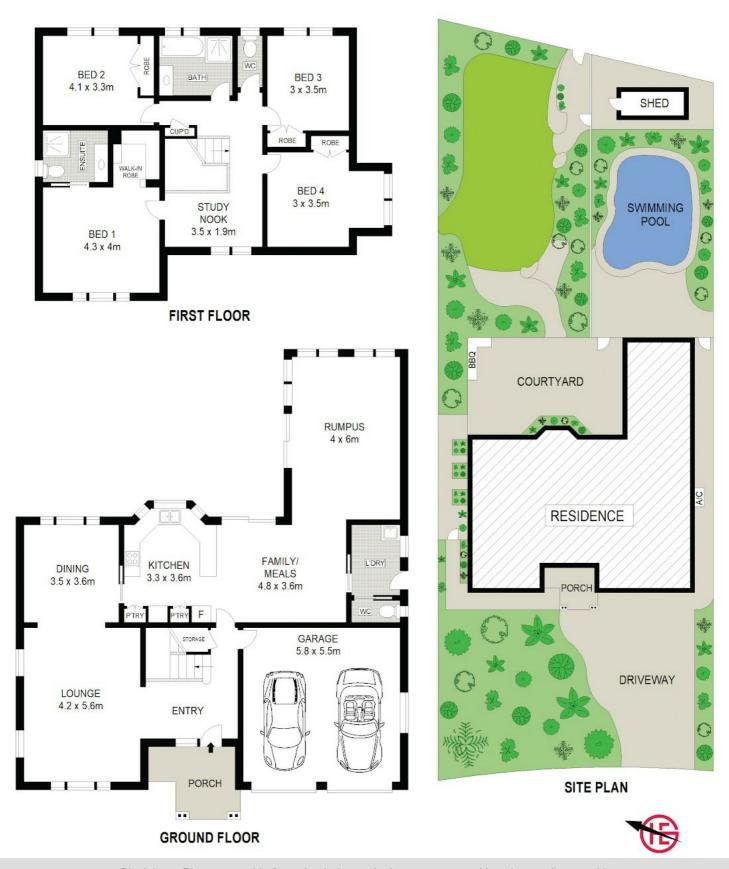
## 4 BED | 2 BATH | 2 CAR

PRICE: Contact Agent

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.

## 14 Murrell Place,

Dural Zack Berdi DISCLAIMER: Floor plan and site plan are for illustration purposes only. Measurements, boundaries and north arrow orientation are for illustration purposes only. Measurements, boundaries and north arrow orientation are for illustration purposes only. Measurements, boundaries and north arrow orientation are for illustration purposes only. Measurements, boundaries and north arrow orientation are for illustration purposes only. Measurements, boundaries and north arrow orientation are for illustration purposes only. Measurements, boundaries and north arrow orientation are for illustration purposes only. Measurements, boundaries and north arrow orientation are for illustration purposes only. Measurements, boundaries and north arrow orientation are for illustration purposes only. Measurements, boundaries and north arrow orientation are for illustration purposes only. Measurements, boundaries and north arrow orientation are for illustration purposes only. Measurements are for illustration pur

