



**SOLD**

## MODERN FAMILY LIVING

Perfectly positioned in a quiet, family-friendly street surrounded by quality modern homes, this beautifully presented residence combines contemporary design with thoughtful detail and premium inclusions throughout.

### Property Features:

3 spacious bedrooms with built-in wardrobes (master with ensuite)

2 stylish bathrooms plus a third toilet in the laundry

Light-filled open plan living and dining area with seamless indoor-outdoor flow

Modern kitchen featuring stone benchtops, island bench, soft-close cabinetry, induction cooktop, and double draw Fisher & Paykel dishwasher.

Water filter and chiller for pure convenience

Ducted air conditioning throughout plus ceiling fan in master bedroom

Underfloor heating in living areas, bathrooms, and master bedroom for year-round comfort

Front and rear security cameras and security screens on all windows and doors

Double garage with internal access and additional storage shed

Expansive covered alfresco area — perfect for entertaining family and friends

8kW solar panel system for energy efficiency and reduced running costs

Offering a blend of comfort, functionality, and modern style, this home is ready to move straight into and enjoy. Don't miss the opportunity to secure an impressive property in one of Milperra's most desirable pockets.

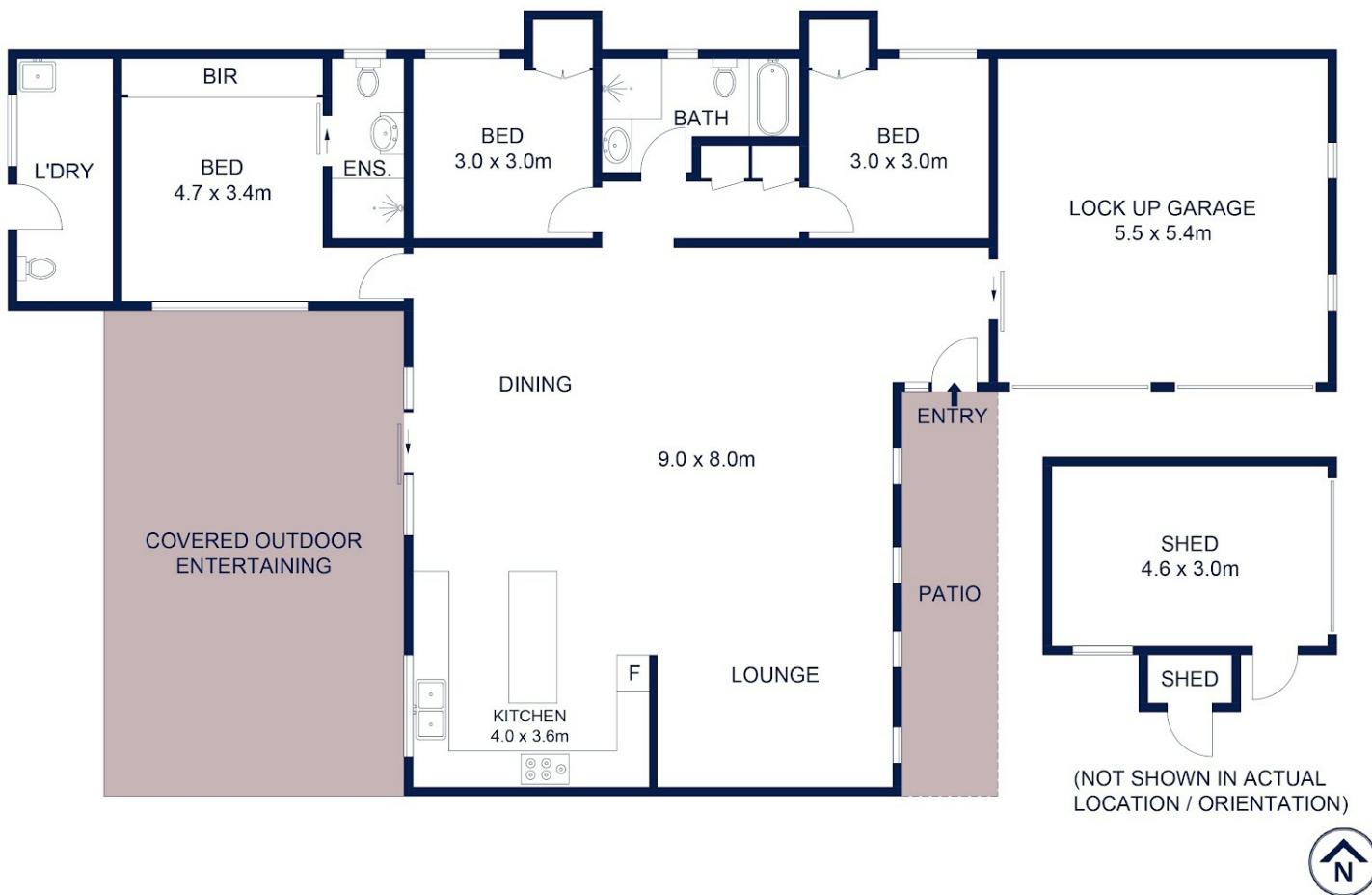
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$1,765,000**

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



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

## 63 Eynham Road, Milperra

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.