



22 Amarco Circuit, The Ponds

Property ID: 6252462

SOLD



Land Area: 451 sqm

Superb family home footsteps to metro station

This 5-bed home is designed to be perfect for your family. In a prime location, close to everything you and your children could need and an easy commute to Sydney business districts.

As you walk through the light-flooded entrance, you'll be stunned by the huge, open-plan living / dining area with its light timber flooring, which flows through, past the stairs, to the kitchen/ family / meals and entertainment section of the house, opening up onto the alfresco patio and garden.

The kitchen is light, airy and bright with an enormous pantry, excellent storage, gas cooking, great bench space and a convenient breakfast bar.

Also on the ground floor is the fifth accessible bedroom with its own built-in-wardrobe, en-suite and huge shower. This room could easily be a home office with storage, a teenage retreat, or in-law accommodation. The laundry also has excellent storage.

Upstairs is a generous third living area. Imagine a study area for the children or a teenage rumpus. The four lovely large bedrooms on this level each have built-in wardrobes. Three are served by a large family bathroom with bath and shower, and a separate WC for family convenience. The master retreat enjoys a huge walk-in wardrobe, an en-suite with a very large shower, and its own private balcony, perfect for that evening glass of wine.

The large two-car garage, with internal access, has plenty of room for a workbench and extra storage, and there is off-street parking for two further cars in the driveway. The garden is flat, secure and easy to maintain, very safe for kids and puppies. With ducted air conditioning and heating throughout, new carpeting, and a land size of 451m2, this perfect forever home sits in a wide, quiet street surrounded by other beautiful properties.



Melly Yan

Principal - Melly Yan Property

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It's close to schools, parks, playgrounds, great shopping at Rouse Hill, eateries and take-aways, and less than 10 minutes' walk from Tallowong Station and 5 minutes' walk from the bus. Rouse Hill Station is also very close by. This safe, family-friendly leafy suburb is the ideal location for your family-and this beautiful property won't be on the market long, believe me! Check it out today!

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

Features

Built-ins	Close to Transport
Car Parking - Surface	Living Area
Close to Schools	
Close to Shops	

MELLY YAN
PROPERTY

22 AMARCO CIRCUIT, THE PONDS

LAND SIZE 451m²



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

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