



45 Abelia Street Tahmoor, NSW

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## First Class Entertainer on 975m2

A fantastic opportunity awaits the educated buyer looking for genuine value on offer and ample improvements which ensure a relaxed family based lifestyle. Located in a quiet street, just minutes walk to major shopping centres, rail and schools. The property has been modernised throughout and really does represent outstanding value for money in the current market conditions.

- Four/Five bedrooms with built in wardrobes throughout, well appointed ensuite off the master retreat
- Modern kitchen with quality appliances, flowing through to open plan meals/dining
- Extensive living options throughout the home, formal & informal spaces are featured
- Huge games/rumpus room with built in bar, flowing seamlessly through to covered outdoor entertaining area
- Ducted reverse cycle air conditioning throughout, natural gas heating, ceiling fans
- Resort style landscaping, sparkling in ground pool with fountain features
- Two & a half bay lock up garage/workshop, separate studio/teenage retreat with ensuite



**Gerard Smith**



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 intended persons should rely on their own enquiries.

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