

**69 Bristlebird Dr, Calderwood, NSW 2527**

**\$1,200,000 - \$1,260,000**

House   



**Exclusive Off-Market Opportunity | The Family Home You've Be**

69 Bristlebird Avenue, Calderwood is a home designed for growing families who value space, comfort and lifestyle. Near-new, beautifully presented and positioned to capture stunning escarpment views, this is a home that offers everything a modern family could wish for.

**Open for Inspection**

Sat, 20 Jun 2026 - 9:00 AM to 9:30 AM  
 Sat, 20 Jun 2026 - 2:00 PM to 2:30 PM

Thoughtfully designed across a split-level floorplan, the home provides the perfect balance of connection and privacy. Upon entry, you're welcomed by a versatile sitting room or study, ideal as a home office, children's retreat or additional living space. Also located on this level is the spacious master suite, complete with a walk-in wardrobe and ensuite, along with a second bedroom.

Downstairs, the home opens into a light-filled kitchen, living and dining area that forms the heart of the home. Designed for effortless family living and entertaining, this space seamlessly flows outdoors to a spacious deck and covered alfresco area, where you'll enjoy uninterrupted views across the backyard to the breathtaking escarpment beyond.

The generous backyard offers endless possibilities for families, with plenty of room for children and pets to play, a dedicated fire pit area for entertaining, and ample space to add a swimming pool in the future while still maintaining a sizeable grassed yard.

Two additional bedrooms are positioned on the lower level and are serviced by a beautifully appointed main bathroom featuring a freestanding bath, creating a practical and family-friendly layout that caters to every stage of life.

Adding even more appeal is the home's exceptional location. Positioned within walking distance to local parks and playgrounds, the newly established Calderwood Shopping Village and the ever-popular Plough & Ale, you'll love the convenience of having everything your family needs right at your doorstep. Whether it's weekend coffee runs, family dinners, letting the kids burn off energy at the park or simply enjoying the growing community atmosphere, this location delivers the lifestyle Calderwood has become so well known for.

Complete with a double garage and all the benefits of a near-new home without the wait, stress or rising costs of building, this is an outstanding opportunity to secure a quality family home in one of the region's fastest-growing communities.

For more information or to arrange your inspection, contact Kiana Breakspear 0415 752 667 today.

**Listed By**

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