

540 Box Rd, Jannali, NSW 2226

Sold - 29/09/2022

House 5 2 1



## Family Comfort

A much-loved family home offering space, privacy, and a sense of relaxation. This home enjoys a versatile floorplan including study, multiple living and entertaining areas enhanced by well-maintained established gardens. Set in a peaceful yet convenient location, positioned close to Schools, Jannali Train Station, and Jannali Shopping Village.

Open for Inspection

By Appointment.

### Featuring

- Separate formal lounge and dining rooms upon entry both with timber floors and ceiling fans. Plus, family room at the back of the home with under floor heating and seamless access out the entertaining deck.
- Updated kitchen with dishwasher, 900mm freestanding oven and gas cooktop, an abundance of cupboards and bench space, plus convenient eat in breakfast bench.
- Rumpus room on upper-level features timber floors and ceiling fan.
- Master bedroom is generous in size and has the comfort of carpet and a ceiling fan. Complete with walk in robe and ensuite with double shower.
- Three additional bedrooms all with ceiling fans. Bedrooms two and three have the comfort of carpet, walk in wardrobes, direct access to the deck and peaceful garden outlook. Bedroom four is located upstairs off the rumpus room, complete with original double doors, built in wardrobe, timber flooring and convenient built-in study desk.
- Optional fifth bedroom or study office space off the formal lounge room.
- Family bathroom with separate bathtub and shower
- Large internal laundry with generous bench and cupboard space, plus convenient additional toilet.
- Covered entertaining deck, stretching across the back of the home, steps down to the level grassed lawn complete with manicured gardens, providing a peaceful and private place to entertain or relax.
- Abundance of storage throughout the home with roof cavity access, 2 large linen cupboards and under stair storage.
- Oversize single lock up garage with workshop area, mezzanine level and drive through access to carport.
- Additionally features include ducted air-conditioning throughout with separate zoning, rainwater tanks and security system.

Offering an incredible lifestyle for families with plenty of space to grow. Providing homely comfort and carefree convenience in a walk to everything location.

### Listed By

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