



11 Christel Avenue Carlingford, NSW



## Impeccable home and lifestyle convenience on 905sqm

Beautifully revitalised by the presence of new flooring, attractive landscaping and top-tier inclusions, the enduring quality of this superb full brick home ensures an outstanding family domain for decades to come. Spanning a 905sqm parcel, it's brilliantly positioned in a quiet yet central enclave within easy reach of high-performing schools, a great choice of shops and convenient city-bound transport.

- Expansive formal lounge and dining, separate open plan family and meals domain
- Tastefully finished shaker-style kitchen featuring premium European appliances
- Built-ins to three beds, plus a large WIR and couples' ensuite to master wing
- Versatile study or fifth bed benefiting from a vast window and inbuilt storage
- Elegant downstairs guest powder room and freestanding tub bathroom upstairs
- Newly landscaped yard with vegetable gardens, level lawns and saltwater pool
- Newly installed Trina Vertex 10kW/26 panel solar power system, grid connected
- Under-stair storage, internal access to dual garage, carport, split system a/c

**Price:** Auction  
**Council Rates:** \$523.80 p/q  
**Water Rates:** \$172.00 p/q



**Brian Kong**

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**Danny Jing**

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4 1 2.5 3 208m<sup>2</sup> 905.7m<sup>2</sup>



THIS IS AN ARTIST'S IMPRESSION - ALL DIMENSIONS, LAYOUTS AND TREES ARE APPROXIMATE  
ALL INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES

