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**65 Sunnyside Drive Ellis Lane NSW**

4 3 3

**Price** : \$ 1,650,000

**Land Size** : 4011 sqm

**View** : <https://www.acreagesales.com.au/4074238>



**Edwin Borg**  
**0418236274**

## Effortless Living in Ellis Lane on Approx. 0.99 Acres!

Immaculate and inviting 'Camelot Homes' family residence on a level, easy care approx. 0.99 acres (approx. 4,011 sq.m) parcel in prized Ellis Lane dress-circle cul de sac.

Enjoying peaceful farmland views at the rear and boasting an abundance of modern family living options, this immaculately presented residence offers a home with style, privacy and space.

Inside, the residence enjoys high ceilings, French doors, Blue Gum timber flooring and a spectacular formal living zone with triple stack doors leading to a spacious undercover alfresco. The views from the living area are just beautiful and can be seen right from the welcoming wide front entrance.

If you love to entertain, this thoroughly impressive, modern kitchen delivers - large island bench with breakfast bar, walk-in pantry, 11ve oven and gas cooktop, convection microwave and an abundance of storage- all overlooking the combined open style dining and light-filled family room with rear access and those scenic rural views. Adjacent games room, separate study, private guest room with ensuite access plus three generously proportioned bedrooms all with built-ins (master with large ensuite and walk-in robe).

Oversized double garage with remote and attic potential (subject to council approval), good side access, freshly sealed driveway and lovely landscaped gardens to enjoy. Book your inspection today.

Other features include:

- Home built approx. 7.5 years ago
- Side roller door access from main garage
- Front bullnose verandah
- 8HP ducted air conditioning, 3 zones
- Gas outlets in family living and alfresco
- Alarm system
- 2 x large linen
- Insulated walls and ceilings
- Large laundry with external access
- Town water
- Approx. 10,000L underground water tank
- Enviro cycle
- Many schools in the area well serviced via three school buses in street

Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospective purchasers are to rely on their own enquiries.