

## 92 Cobham Avenue WEST RYDE NSW

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From the moment you enter this home you will note the quality that surrounds you and the attention to detail and practicality. It has a wonderful welcoming appeal and an excellent layout.

Tiled entrance foyer leads to separate formal lounge room with plush carpet and separate formal dining room with practical tiled floor.

All three bedrooms are large in size, have built-in wardrobes and quality ceiling fans for comfort. Two modern bathrooms with ceiling to floor tiles and heated towel rails.

Both the lounge room and front bedroom open into the sunroom that runs the full front of the house and is ideal for a nursery, study, art or sewing room.

Gourmet kitchen with the 'wow' factor! Designed in classical timber panelling with rolled edge granite bench tops and splash backs, this room is definitely the hub of the house and overlooks the family room and back yard. Loads of cupboard and bench preparation space with an island bench set at chair height for informal dining. Fantastic 6 burner gas cook top and huge oven to accommodate the largest of baking dishes. Concealed dishwasher, microwave cavity, pantry cupboards and generous size fridge space.

Large family room with air conditioner and ceramic tiled floor opens onto covered and paved entertaining area and overlooks the beautiful manicured resort style back yard with views and private gate to the golf course.

The laundry has several storage cupboards and practical bench space.

Lock up garage plus under cover car space and paved driveway.

Features & Inclusions: Ceiling fans, fly screens, air conditioner, dishwasher, plenty of storage cupboards, brass hooks behind doors, quality carpet and timber slat blinds throughout. Garden maintenance provided, established trees and shrubs, garden shed. Outdoor pets considered.

This home has good natural light throughout and is positioned in a peaceful pocket of Melrose Park. It is within walking distance to local public school, waterfront, boat ramp, bus and parks. Handy central location to the CBD, Parramatta, Silverwater, Rhodes & Macquarie Business Park.

Property Code: 511

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