



## 80 Mariner Avenue (Nirimba Fields), Schofields AUCTION



### Unmatched Modern Comfort in Prestigious Akuna Vista Community

Designed to cater to your every need and positioned in one of the most sought-after neighbourhoods of (Nirimba Fields) Schofields, within the ever-popular Akuna Vista community, is a home that offers contemporary finishes that flow throughout. The property is a true embodiment of modern living with exceptional space, style and convenience in a harmonious symphony for you and your loved ones to enjoy. Within short proximity, you will find essential amenities, the newly opened Nirimba Public School, Schofields Train Station and more.

This expansive family home boasts a well-thought-out floor plan featuring separate living zones on both ground and upper levels, bringing together the perfect blend of comfort and convenience. As you step inside the home, you are greeted by the study area perfect for those who study or work from home. This is followed by the formal living room with an abundance of natural light coming through the large windows before escaping to the combined kitchen, dining and living areas of the home. The undercover alfresco and spacious backyard seamlessly brings your indoor living outdoors perfect for entertaining.

Indulge your culinary passions in the heart of this home, where the well-appointed kitchen awaits. Boasting top-of-the-line stainless steel appliances, including a five-burner gas cooktop and a generous 900mm oven, this kitchen is designed to elevate your cooking experience. The sleek stone benchtops provide ample space for meal preparation, while the island benchtop features an inviting eat-in breakfast bar, perfect for casual dining or morning coffee. A walk-in pantry ensures that all your ingredients and kitchen essentials are easily accessible. With plenty of storage space to accommodate your cookware, tiled splashbacks and the pendant light, this kitchen is both stylish and functional.

Retreat to the accommodations, where four well-appointed bedrooms await to offer peaceful respite after a long day. Three of the bedrooms feature built-in robes, providing ample storage for all your wardrobe needs. The master suite is a true retreat, boasting a walk-in wardrobe and a private ensuite bathroom, creating a serene sanctuary to unwind and rejuvenate.

Features you are sure to love:

- LED lights throughout the common area
- Ducted air conditioning
- Floorboards throughout downstairs
- Designated study area



**Amit Kumar**

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- Formal living room and rumpus room upstairs
- Powder room downstairs
- CCTV security cameras installed
- Solar panels 7.8 KW
- Undercover alfresco area and spacious backyard
- Remote-controlled, single lock-up garage with internal access

**Location Highlights:**

- 3-minute walk to Nirimba Fields Primary School which is now open
- Walking distance to Schofields Train Station and Schofields Shopping Village
- Within a 5-minute walk to the upcoming Akuna Vista Parks, playfield, school and shopping centre
- 8-minute drive to Tallawong Metro Station
- 10-minute drive to Rouse Hill Town Centre
- Easy access to M7 Motorway and Sydney CBD

**Features**

- Alarm System
- Built-In Robes
- Dishwasher
- 1 Ensuite
- 3 Living Areas
- Study
- Air Conditioning

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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.