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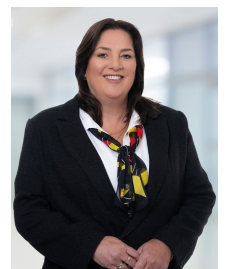
**63 Allan Road Mulgoa NSW**

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**Price** : \$3,800,000 to \$4,050,000  
**Land Size** : 1.04 ha  
**View** : <https://www.acreagesales.com.au/8002576>



**Jade Geary**  
0439218648



**Melinda Bargallie**  
0429858321

United Realty are proud to present 63 Allan Road, Mulgoa; a 7-year young home designed with a family-friendly floorplan and generously proportioned interiors, set on 2.6 acres\* (1.04 ha\*) of flood-free land.

Prepare to instantly feel at home as you enter this 50 sq\* residence with neutral interiors and a modern, functional design. The home includes a spacious master suite with a walk-in robe and luxury ensuite bathroom, while three other oversized bedrooms offer an abundance of space for the family. The kitchen includes ample bench space and storage cupboards, stainless steel dishwasher, gas cooktop and a handy servery window, making cooking a breeze!

The light-filled main living space is a fantastic size for large families and includes tiled flooring and large windows. There is an additional formal living room plus formal dining room for added space and comfort and to create lasting family memories in your new dream home.

There is a double garage with remote doors attached to the home, as well as a separate, large shed (18 m x 10 m\*) with three-bays and equipped with an internal home-office, kitchenette and bathroom!

Don't delay! This incredible home won't last long. Schedule your inspection today.

Other features:

- Ducted, reverse-cycle air conditioning
- Downlights throughout
- Tiled flooring and floorboards throughout
- Large main bathroom with floor to ceiling tiles and bathtub, separate toilet
- Cosy fireplace
- Formal lounge room
- Formal dining room
- High ceilings
- Internal laundry
- Intercom and camera from front gate and shed
- 15kw solar system with battery
- Electric security gate
- Concrete driveway (150 mm thick)
- Elevated and level block, flood-free
- 70,000 L water tanks to irrigate garden and lawn with pump and sprinkler system
- Close by to local schools, shops, main roads
- A short commute to the up and coming Western Sydney International Airport

\* Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.