






**69 Heritage Drive Appin NSW**

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**Price** : \$1,290,000 to \$1,350,000

**Land Size** : 702.9 sqm

**View** : <https://www.acreagesales.com.au/8124598>



**Wayne Grimson**  
**0425340522**

United Realty is delighted to showcase this stunning Adenbrook Home on a generous 702.9 sq. m\* corner block with side access, offering the perfect blend of modern design and family-friendly functionality. Boasting a sleek single-storey layout, this home is sure to impress with its quality inclusions, spacious interiors, and superb outdoor entertaining spaces.

The open-plan living, dining, and kitchen areas are the heart of the home, with a contemporary kitchen that includes stone benchtops, an island bench, a 900mm gas cooktop, ducted rangehood, dishwasher, and a mirrored splashback. The adjacent walk-in pantry ensures ample storage for your culinary needs. The separate theatre room is a highlight, with included camera equipment, perfect for movie nights, plus there's a teenage retreat area. This home features 4 bedrooms, with the master suite boasting a walk-in robe, a spacious ensuite with a double vanity, separate water closet, and a ceiling fan. The remaining three bedrooms include built-in robes and ceiling fans.

Designed for entertaining, step outside to the merbau decked alfresco area, complete with both undercover and open-air sections, perfect for BBQs and relaxing by the in-ground swimming pool. There's plenty of room for outdoor play, with a large grassed area for kids and pets to enjoy.

More features:

- High ceilings throughout.
- Downlights inside and out.
- Ducted air conditioning with three zones.
- Natural gas and continuous gas hot water.
- Low maintenance timber-look laminate flooring.
- Security cameras, video intercom, and alarm.
- Double lock-up garage with remote access.
- Garden shed and rainwater tank.
- A wide driveway providing ample parking space.
- Built in 2014, the home spans 28.5 squares\*.
- Located just 2 km\* to Appin Town Centre, with cafes and shops close by.
- 1.3 km\* to Appin Public School.

\* 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.



## 69 Heritage Way, Appin

Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.