



**44 Viceroy Avenue THE PONDS NSW**

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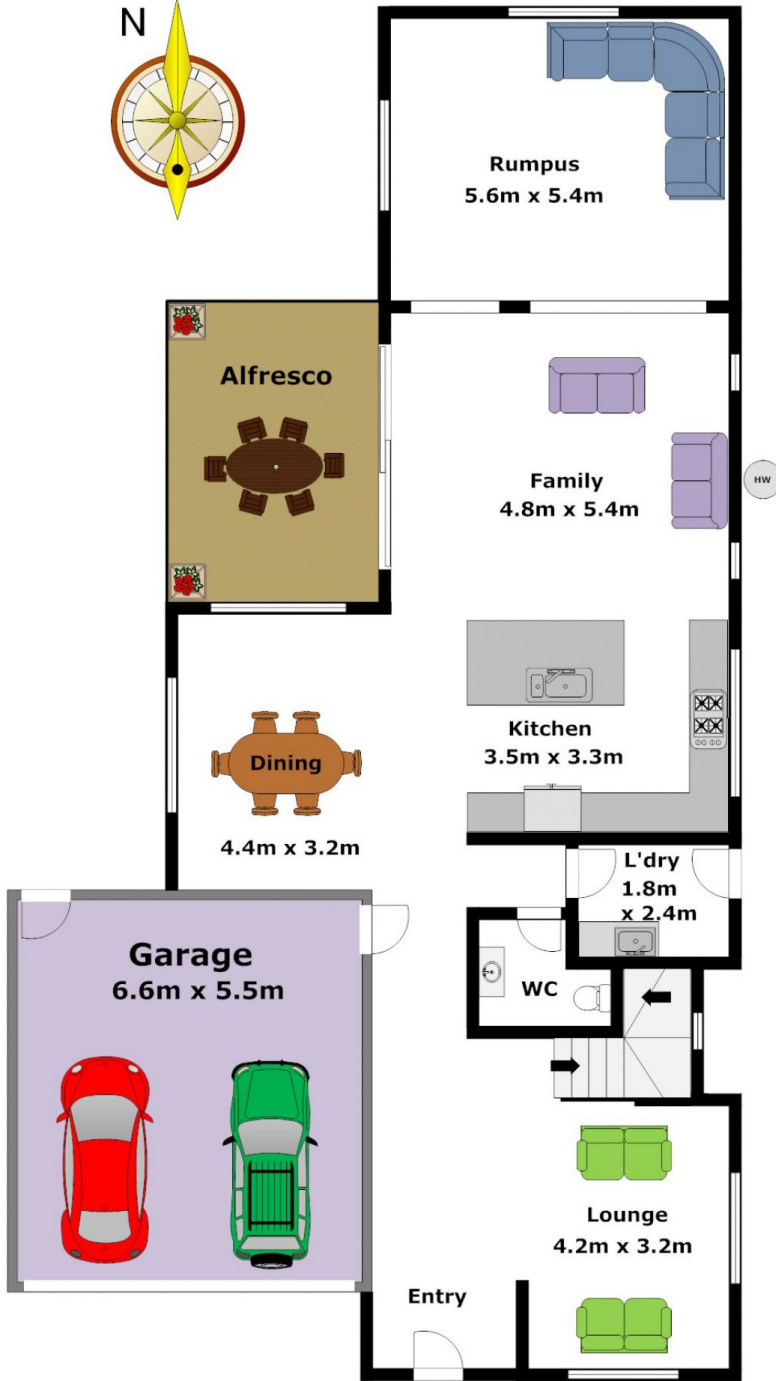
This quality, two year young Metricon home of 37 squares is sure to surpass expectations in size, style and location. Boasting four bedrooms, with enviable walk-in robes to all and two contemporary bathrooms including the en-suite with his & her sinks to the master retreat. The focus of the home is on stylish family living with a formal lounge room, a rumpus room, a dining room, a family/meals area and an upstairs rumpus/teenagers retreat. Designed as the heart of the home is the gourmet kitchen with CaesarStone bench tops, an oversized pantry and stainless steel appliances including the 900mm chef oven with gas cooktop. The perfect retreat for private entertaining is here with the covered alfresco area that comes complete with a gas outlet for the BBQ and the fenced, grassed yard with an irrigation system. Adding to the creature comforts of this stunning home is the stylish plantation shutters upstairs, 2 zone ducted air-conditioning, alarm system, Cat-5 cabling,

**Building Size** : 37 sqm  
**Land Size** : 450 sqm  
**View** : <https://www.gilmour.com.au/sale/nsw/hills/the-ponds/residential/house/5620325>

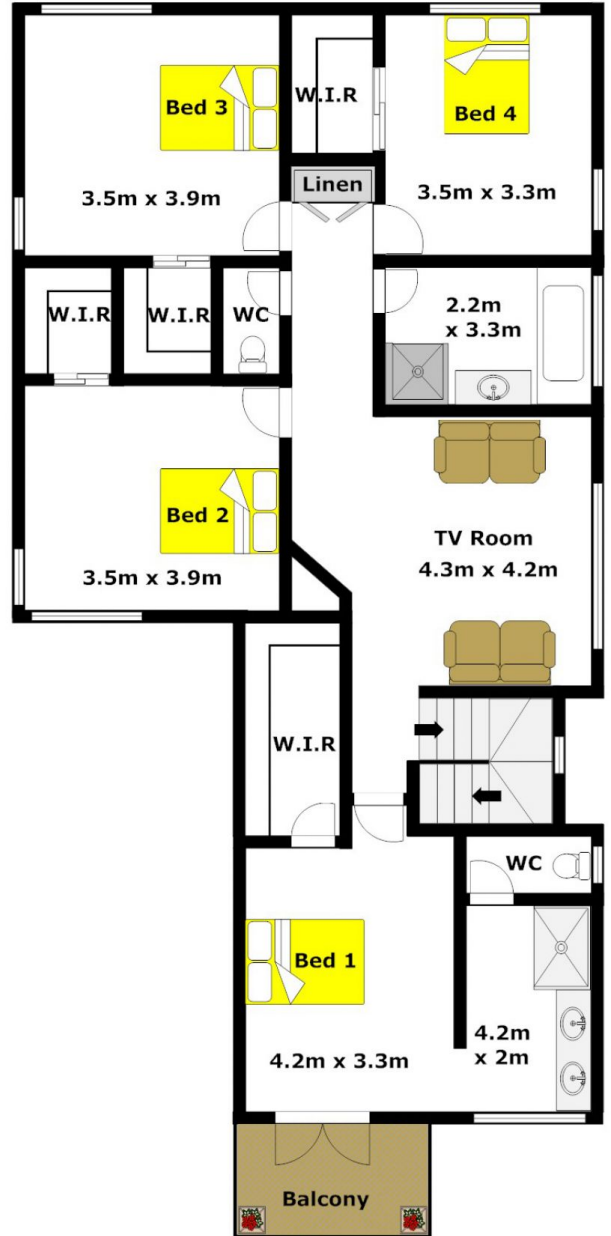


**Gilmour Property Agents**  
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## Ground Level



## Upper Level



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