



# 6 O'BRIEN PLACE, BARDEN RIDGE

 5  3  2

**SOLD at Auction!**

This is the one you have been waiting for – a massive family home on an equally impressive 1223 m2 user-friendly block. Perfect for the growing family or even those with teens and young adults who refuse to leave home. Located in a peaceful cul de sac adjacent to parklands and a convenient distance to schools, transport, and a major shopping precinct.

The orientation of the block could have the potential for a granny flat or separate studio subject to council approval or if you want everyone under the same roof there is a purpose-built parent retreat on the second floor that could double as a studio.

This charming family home is the ultimate solution for those looking for room to move and the backyard is an ideal environment to get the kids off their screens and into the big outdoors.

Features Include –

- Two master bedrooms both with ensuites. The upstairs master suite with walk-in robes and a dressing room that could easily double as a nursery for a newborn baby.
- Five bedrooms in total all with built-ins or four bedrooms and a study.

House Sold

Listing ID : 61921850

Price :

Contact



James Holt  
1300798687

[james@ozcombinedrealty.com.au](mailto:james@ozcombinedrealty.com.au)



- Formal living room with ornate gas fireplace – warm and cozy.
- The sitting room or music room can double as a study area if you need the fifth bedroom.
- Large 3-way main bathroom is perfect for early morning rush hours.
- Functional internal laundry with outside access that leads straight to the sunny clothesline area.
- Open plan family room with hostess kitchen and breakfast bar.
- Generous sized 36 m2 Rumpus room with soaring ceilings and ornate log fireplace with potential for an awesome games room or home theatre room.
- If you like to entertain, the huge, covered pergola area is ideal for an intimate gathering or for once-in-a-lifetime events like engagement parties, and 21st Birthdays but you'll rarely need an excuse to take advantage of this fantastic private and covered space.
- The stunning, private solar-heated salt water pool is large enough to do laps in and is sure to provide the family with many hours of relaxation and years of fun memories.
- For those who like to tinker there is an oversized double garage with extra storage in the roof cavity or there is a large covered somewhat rustic Garden Workshop out back.
- If the kids are still young, enough to enjoy the simple things they will love the cubby house and the large expanse of the private backyard.
- For those who have extra toys there is rear access to the block with a side gate to park extra cars, trailers, or boats.

This really is the ultimate in family living for young and old. A safe quiet cul de sac. An abundance of charm and street appeal. Vendors have bought, retired down the south coast, and must sell!

Close to all the amenities you desire.

Approximately –

150 m to Bus transport

1.3 km to Shire Christian School and Lucas Heights Community Schools

2.1 km to The Ridge Golf Course

1.8 km to The Ridge Sporting Field and Athletics Arena

2 km to Menai Central

3 km to Menai Market Place

6.8 km to Sutherland Train Station

9.9 km to Padstow Station.

