



## 12 Mozart Court, SPRINGDALE HEIGHTS, NSW 2641

### Designed for Family Living, Built for Entertaining

Set in a quiet court location and beautifully finished throughout, this impressive family home combines modern style, generous proportions and thoughtful design, all on a 694m<sup>2</sup> allotment in popular Springdale Heights.

Built by Afonso Building Solutions approximately five years ago, the home has been designed with both everyday comfort and entertaining in mind, offering multiple living zones, quality finishes and seamless indoor-outdoor flow.

At the centre of the home, the open plan family and meals area is light-filled and welcoming, complemented by a beautifully appointed kitchen with stone benchtops, waterfall island bench, walk-in pantry and an oversized freestanding cooker with gas cooktop and electric oven. A servery window opens directly from the pantry to the outdoor entertaining area, creating an effortless connection when hosting family and friends.

Adding flexibility for growing families, a separate lounge positioned off the kitchen features sliding doors for privacy, while an additional activity or rumpus room to the rear provides valuable extra living space for children, hobbies or a home retreat.

**TYPE:** For Sale

**INTERNET ID:** 21P10349

#### SALE DETAILS

**\$859,000**

#### CONTACT DETAILS

**Albury**

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**Dean Star**

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Accommodation includes four well-sized bedrooms, with the main suite privately positioned and complete with a built-in robe and spacious ensuite featuring a double vanity, oversized shower and semi-private toilet. The family bathroom is equally well considered with a bath, open shower and vanity, while the separate toilet is positioned alongside for convenience.

High ceilings throughout enhance the sense of space, while ducted evaporative cooling, ducted gas heating and a split system to the family room ensure year-round comfort.

Step outside and the home continues to impress with a substantial covered alfresco complete with outdoor kitchen, gas point and zip lock blinds, creating a fantastic all-seasons entertaining space. The backyard offers room for children and pets to enjoy, while side access provides excellent space for a boat, caravan or trailer. An outdoor toilet with sink positioned just off the alfresco adds further practicality, alongside a garden shed for additional storage.

Additional highlights include solar panels, a double lock-up garage with remote access, and a family-friendly location tucked away in a quiet court while remaining close to local amenities.

A stylish and spacious home with exceptional entertaining credentials, this is a property designed to be enjoyed for years to come.

- Land Area 694.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







Whilst [bwr.com.au](http://bwr.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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