



**The Ponds, NSW**  
 30 Cicada Street

**4** **2** **2**  
 BED BATH CAR

**Riverbank School, Ponds High School & So much more!**

Prestige Eden Brae ultra clean family home like new condition. Rare find in quiet leafy street.

This home offers spacious open planned sun filled living areas. Perfect designed floor plan providing two large living areas ideal for a large family.

? Four bedrooms or three plus a study whatever format works. Ideal for working at home during COVID ? you will never want to go back to the office.

? Prestige tiled floors and top quality wool blend carpets.

? Formal lounge and dining areas.

? Modern kitchen with stone benchtops and large ceramic electric cooktop with mains gas outlet underneath (easy to convert to gas top fittings)

? Gas outlet in Kitchen/Family room

? 900ml electric Westinghouse Free standing oven ready for any chef to conquer any fancy dinner party.

? Bosch Dishwasher

? Large double garage with remote and side access.

**\$1,450,000 to \$1,490,000**

**Contact:** Praveen Sethi  
 0432081190  
 Andrew Merton  
 0433118560

**Type:** House

**Sold Date:** 15/03/2022

**Land:** 396Square Metres

<https://www.andrewmerton.com.au>

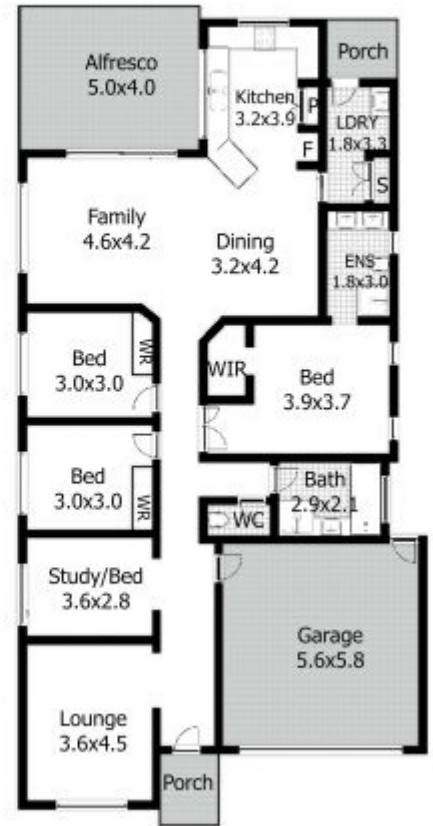
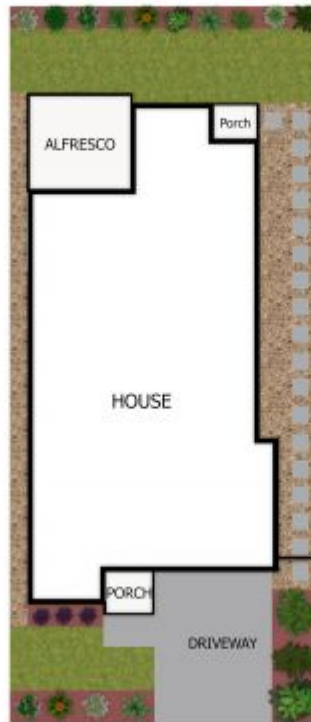
**SITE PLAN**

**FLOOR PLAN**

**30 Cicada Street, The Ponds**

Build	Land
230sqm	396sqm

Car	Pool	Garage
4	2	2



**DISCLAIMER:**

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.

Plans shown are only indicative of layout. Dimensions are approximate.

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