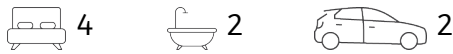# Raine&Horne®

Leased to Defence Housing Australia

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94 Bird Walton Avenue, Middleton Grange

Auction Guide $800,000

Leased to Defence Housing Australia until 2029 plus a 3 year option. Rent is $2,995 per month with annual rent reviews.

Perfectly designed to accommodate the growing household, this contemporary home offers an immediate sense of space, flexibility and comfort.

Beyond its sophisticated facade, you're welcomed inside to a free flowing two storey arrangement that culminates in a light illuminated social centre where relaxing and gathering is encouraged.

Acting as a great focus for meals and milling is a stone polished gourmet kitchen fitted with gas cooking, while glass doors give way to a laidback alfresco set up perfect for the entire family to enjoy.

Privately segregated upstairs are four generous bedrooms, a master ensuite, full main bathroom, work from home space and versatile sitting area.

Complete with internal access to a lock-up garage and multiple on-driveway car spaces, the residence sits quietly in a community focused neighbourhood. It's within a short walk of local parklands and Middleton Grange Public School, plus minutes to village cafes, main shopping

Property ID:	L36410345
Property Type:	House
Garages:	2
Land Area:	300.0 sqm

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centres and major motorways.

• Light bathed interiors culminate in a generous social centre

• Living/dining zones spill to all-weather entertainers' terrace

• Spacious level backyard perfect for pets or kids playtime

• Modern kitchen polished in stone and stainless gas cooktop

• Four well sized bedrooms, three include built-in wardrobes

• Deluxe master reveals walk-in wardrobe and sleek ensuite

• Stylish and spacious main bathroom with tub and shower

• Peaceful upper TV/sitting area and designated office nook

• Guest powder room, large laundry room, ample storage

• Gas bayonets, low maintenance tiled floors and high ceilings

• Driveway parking into lock-up garage with internal access

• Central to Leppington Station, sports fields and biking paths