

# 1/3 Bogong Crescent, Tatton, NSW 2650

## Villa For Sale

Wednesday, 20 December 2023

MACARTHUR  
REAL ESTATE

1/3 Bogong Crescent, Tatton, NSW 2650

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 300 m2

Type: Villa



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**\$545,000**

This neat and tidy, well-maintained property is situated within 'The Oaks', an exclusive complex tucked away in the heart of Tatton. This detached two bedroom villa offers an excellent opportunity for those seeking a secure, low-maintenance, and modern residence.- The complex features intercom access, an electric gate, guest parking, and a shared undercover entertaining space within the residence- Featuring 2 well-sized bedrooms, both with ceiling fans and built-in robes- Practical kitchen features a dishwasher, oven, gas cooktop, and plenty of storage- Selling fully furnished, including various items such as furniture, a washing machine and dryer, and a fridge- Single lock-up garage with electric roller door plus rear access within the complex- Unwind in the formal lounge located at the front of the property or relax in the secluded undercover outdoor area- Updated bathroom with a shower, bathtub, and separate toilet- Enjoy year-round comfort with ducted reverse cycle heating and cooling- Current lease in place until 6th of March 2024 paying \$390 per week- Conveniently located close to Tatton Medical Centre, Goodstart Early Learning, Lutheran Primary School, playgrounds, and Lake AlbertWhether you're looking at downsizing to a comfortable space, purchasing your first property, or expanding your investment portfolio, don't hesitate to contact Isaac to schedule a viewing and explore this property's full potential.Council Rates: \$1,803.50Strata Fees: \$449.08 per quarter\*All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.