

**1/37 Layton Avenue, Blaxland, NSW 2774**

**McGrath**

**Villa For Sale**

Tuesday, 6 February 2024

1/37 Layton Avenue, Blaxland, NSW 2774

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 160 m2**

**Type: Villa**



Stewart Lamont  
0247399882

**\$870,000 - \$920,000**

This sparkling over-55s villa, built in 2015, is in a small complex of just four, located within walking distance of Blaxland with shops, cafes, station and great community facilities. Surprisingly spacious, it has three bedrooms with built-in robes, bright and airy living, double garage and private courtyard.- Immaculately presented three-bedroom villa in a small friendly over-55s complex- Fresh and appealing open plan living and dining with easy-care tile flooring- Large U-shaped kitchen; gas cooktop; breakfast bar; excellent prep and storage- Lovely Master bedroom with mirrored robes and ensuite with safety features- Two further bedrooms, both with built in robes; second bathroom- Double garage with laundry at rear; welcoming porch; partly covered courtyard- Split-system air-con in living area for year-round comfort; ceiling fans throughout- Incredibly well maintained and cared for; move in, unpack and enjoy- Only one common wall through garage and kitchen; lovely private location- Less than a kilometre to station; shops, cafes and great amenities very close by