

# 11 Arcadian Hills Crescent, Cobbitty, NSW 2570

## House For Sale

Tuesday, 19 December 2023



11 Arcadian Hills Crescent, Cobbitty, NSW 2570

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Tanya Novek  
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**\$925,000 to \$995,000**

Welcome to Cobbitty! Located just walking distance to the local playground and within a beautiful neighbourhood, this four-bedroom AV Jennings home is exactly what you've been seeking! A spacious and easy to maintain, single-storey residence boasting four spacious bedrooms, the master suite inclusive of a walk-in robe and ensuite bathroom, a beautiful open-plan kitchen, living and dining space as well as a separate media room offering the perfect family-friendly home. The kitchen features stone benchtops and gas cooking, while the living space offers a light-filled atmosphere that opens out to the covered alfresco area with gas bayonet. This family home is perfect for first home buyers, growing families, those seeking a low maintenance block or investors! Don't miss your chance to secure this modern residence. Highlight features: • Ducted air conditioning • Double garage with internal access • Built-in robes to all bedrooms, walk-in robe to master bedroom • Laundry with internal and external access • Approx. 400.2 sq. m block • Quiet street, private location • Walking distance to local playground • Established gardens • Close by to local schools, Narellan Town Centre, Harrington Park Shops, Oran Park Podium and M5 on-ramp at Narellan Road • Council: Camden • Town water and sewer\* Please note that all webpage enquiries require a contact number AND an email address. Enquiries that do not have this information will not receive a response.\* Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospective purchasers are to rely on their own enquiries.