

11 Midnight Avenue, Caddens, NSW 2747



Sold House

Thursday, 18 April 2024

11 Midnight Avenue, Caddens, NSW 2747

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 453 m2

Type: House



Ranjit Cheema
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Daniel Palermo

\$1,450,000

The Process: Auction to be held Onsite on Saturday 18th May unless sold prior. The vendor will consider all offers prior to Auction and if an offer is accepted the auction will be cancelled. If you would like to put forward an offer or have any further questions about the process, please contact the agent.

The Property: This 4-year-old contemporary style 6-bedroom, 3-bathroom home includes a separate granny flat with side access, offering a great opportunity to pay off the mortgage faster with some additional rental income generated from the granny flat. This architecturally designed home was built by MOJO HOMES and located in the much sought-after estate of Cadden's Hill, situated close to great local amenities, including Caddens Corner Shopping Centre with Woolworth. Claremont Meadows Public School, childcare facilities, local park, sports fields plus easy access to the M4 motorway and the new Orchard Hills train station (currently under construction).

Features of the main residence include:

- 4 good size bedrooms all with built-in robes including a master bedroom with ensuite.
- Good size living areas including a formal lounge and spacious open plan kitchen, dining, and family room.
- Contemporary style kitchen with 40mm laminate bench tops, a large island bench and a walk-in pantry plus upgraded appliances including, a 900mm gas cooktop & oven, canopy rangehood and a dishwasher
- High-quality modern main bathroom with freestanding bathtub.
- Internal laundry is combined with linen press pantry
- Huge alfresco entertaining area great for parties and family gatherings
- Double lock up garage with remote entry and internal access.

Additional features include: Ducted air conditioning, high-end light fittings, power points and switches, plus a rainwater tank

- All on a completely landscaped 453 sqm block with plenty of room for the kids to play in a low-maintenance backyard
- Potential rental return of approximately \$750 - \$780 per week.

Features of the granny flat include:

- 2 good size bedrooms both with built-in robes
- Open plan kitchen and living area with split system air conditioner
- Modern kitchen with upgraded appliances including a gas cooktop, concealed range hood and electric oven
- High-quality modern bathroom
- Good size decked outdoor dining area
- Low maintenance yard with completely separate side entrance

Potential rental return of approximately \$450 to \$480 a week!

Don't miss out on this great opportunity to purchase a luxurious home in a highly sought-after area. Listed below is an approximate distance from the property to local amenities:

- 450m to the Bus stop
- 1km to Caddens Oval
- 400 m to Caddens Corner Shopping Centre with Woolworths
- 400m to the Childcare Centre
- 1.3km to Western Sydney University
- 1.1km to Claremont Meadows Public School
- 2.3km to M4 motorway
- 3.2km to Kingswood High School
- 2.9km to Kingswood train station
- 3.3km to Nepean Hospital
- 2.5km to Sydney metro stop Orchard Hill
- 48km to Sydney CBD

Disclaimer: We have, in preparing this information, used our best endeavours to ensure that the contents contained herein are true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own independent inquiries to verify the information provided.