

**11 Oxen Way, Caddens, NSW 2747**



**Sold House**

Thursday, 29 February 2024

11 Oxen Way, Caddens, NSW 2747

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



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Daniel Palermo

**\$1,022,000**

The Process: Auction to be held Onsite on Saturday 30th Mar 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: Step into this modern family home at 11 Oxen Way, Caddens—a delightful, split-level brick veneer residence, perfectly tailored for families and savvy investors alike. The home is surrounded by similar quality homes in a sought after estate, located within a stones throw to the Caddens Corner shopping centre with Woolworths, bus stop, Western Sydney University, Kingswood TAFE, childcare facilities, parks and sporting fields, with easy access to the M4 motorway.

Features of the home include:

- 4 generously sized bedrooms, 3 fitted with built-in robes, whilst the master bedroom indulges with a walk-in robe and an ensuite bathroom.
- The open plan kitchen, dining and lounge room effortlessly blends comfort with convenience and is equipped with ducted air conditioning throughout, ensuring a perfect living environment all year round.
- At the heart of the home is undoubtedly the sleek kitchen, featuring a 900mm gas cooktop, an electric oven, and a Caesarstone island bench, complemented by a handy dishwasher for easy clean-up.
- The main bathroom is adorned with floor to ceiling tiles, a stone top vanity and a large bathtub, perfect for soaking away the day.
- Practicality is not forgotten with an internal laundry designed to simplify household chores.
- Step outside to discover the alfresco area, a charming space for entertaining or unwinding, set within a low-maintenance backyard complete with a rainwater tank.
- Rounding off this impressive package is a single lock-up garage, featuring an electric door and convenient internal access.
- Nestled on a 300sqm plot, this inviting home is a sanctuary of style and ease, waiting to welcome its next chapter with you.

With all these features and a highly sought-after location, 11 Oxen Way Caddens is a rare find, so don't miss out on the opportunity to make this exceptional house your new home or investment.

Listed below is an approximate distance from the property to local amenities:

- 180m to the Bus stop
- 2.1km to Claremont Meadows Public School
- 3.9km to Wollemi College
- 950m to Caddens Corner shopping centre with Woolworths
- 1.8km to Western Sydney University
- 2.1km to M4 motorway
- 3km to Kingswood train station
- 2.3km to the New Western Sydney metro stop
- 3.5km to Nepean Hospital
- 19.8km to New Western Sydney International Airport (24/7)
- Badgerys Creek
- 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.