

# 11 Tambaroora Crescent, Marayong, NSW 2148



## House For Sale

Friday, 2 February 2024

11 Tambaroora Crescent, Marayong, NSW 2148

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 557 m2

Type: House



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## CONTACT AGENT

This charming house offers a fantastic opportunity for first home buyers, young families, or investors looking for a solid investment. With its convenient location and desirable features, this property is sure to impress. Situated in the highly sought-after suburb, this home is within walking distance to St Andrews College, Marayong Public School & located close to Marayong Station, Marayong Public school, Blacktown CBD, Blacktown Westpoint & Bus stops, mins drive to Quakers Court shopping centre & Woodcroft shopping centre, this home offers convenience on all levels. Located on a generous 557 sqm (approx.) land area with potential to granny flat (STCA), this property offers a comfortable and spacious living space for you and your family. Features :-

- Impressive open plan living with separate dining area connecting to good size kitchen.
- Family Kitchen is well equipped with plenty of bench space, ample cupboard space with electric cooktop and oven.
- 3 good-sized bedrooms, all bedrooms featuring built-in wardrobes.
- Main bathroom comes with shower screen with a separate toilet & tiled flooring.
- Good-sized Internal laundry for linen work, with access to the backyard.
- Single lock-up garage, wide-open driveway to fit additional 2 cars with secured gate and additional off-street parking available.
- Spacious backyard with large pergola for outdoor activities and a family weekend get-together.

Additional Features :-

- Split Air-conditionings in the formal living and in 2 bedrooms.
- Combination of tiling + timber flooring and downlights throughout.
- Good size garden shed.
- Rental potential \$650 pw (approx.) to \$680 pw (approx.)

Do yourself a favour - take some time out to view this property. This neat and tidy home is in excellent condition as it won't last long in the market." We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigation.