

12 Coachwood Drive, Claremont Meadows, NSW 2747



House For Sale

Tuesday, 2 April 2024

12 Coachwood Drive, Claremont Meadows, NSW 2747

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 346 m2

Type: House



Daniel Palermo



Ranjit Cheema
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Price Guide \$995,000

The Process: Auction to be held Onsite on Saturday 4th 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: Nestled in the heart of Claremont Meadows, 12 Coachwood Drive offers a contemporary and sophisticated retreat perfect for first home buyers, savvy investors, and growing families alike. This immaculately presented 4-bedroom home combines style with functionality across two inviting levels. Features of the home include:

- 4 generously proportioned bedrooms, each with built-in robes, including 1 bedroom downstairs. The main bedroom is a sanctuary, featuring a walk-in robe and a private ensuite.
- Spacious living areas, including an open plan lounge, kitchen, and dining area, plus an upstairs family room and WIFI ducted air conditioning throughout.
- The modern kitchen is a culinary delight, boasting a gas cooktop, electric oven, Caesarstone benchtops, a 2-drawer dishwasher, and a butler's pantry.
- Main bathroom upstairs comes with a luxurious bathtub and separate toilet, plus a convenient powder room downstairs.
- Outdoor alfresco deck, complete with a remote-controlled retractable pergola, ideal for effortless entertaining.
- A single lock-up garage with remote entry.
- Set on a manageable 346sqm block with a low maintenance backyard, situated directly opposite the park with kids play equipment, great for families.
- This property presents a lucrative investment opportunity with current rental return of \$800 per week.

Additional features include an internal laundry, high speed fibre to the premises internet connection (FTTP), almost all external blinds are WIFI operated or can be upgraded, a rainwater tank and clever storage solutions such as a walk-in linen press and under stair storage. Make 12 Coachwood Drive your new address and relish the comfort, convenience, and class it offers. Listed below is an approximate distance from the property to local amenities:

- 98m to Bus stop
- 1km to M4 motorway
- 1.5km to Local shops with IGA
- 1.5km to Childcare centre
- 1.8km to Claremont Meadows Public School
- 2.8km to Wollemi College
- 3.1km to Caddens Corner shopping centre with Woolworths
- 3.2km to Western Sydney University
- 4.8km to Werrington train station
- 4.7km to Kingswood High School
- 5.8km to Nepean Hospital
- 47km 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.