

12 Dore Place, Mount Annan, NSW 2567



House For Sale

Tuesday, 2 April 2024

12 Dore Place, Mount Annan, NSW 2567

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 750 m2

Type: House



Shane Puckett
0246483777

\$1,050,000 to \$1,150,000

Exceptionally bright and comfortable, with spacious living areas, 12 Dore Place is a fantastic four-bedroom family home with a lot to offer any growing family. It is comfortably situated along a quiet cul-de-sac, within easy walking distance of Mount Annan Public and High Schools, nearby parks, and the Mt Annan Marketplace. It presents an excellent opportunity for investors, as it is currently tenanted until 11th September, with a desire to remain so. Tall ceilings and ducted air conditioning throughout create an inviting atmosphere, further enhanced by the huge front-facing lounge room with its gas point and timber flooring. Ahead, the kitchen and family spaces are exceptionally bright and well-connected, with the kitchen boasts black stone-top benches and an abundance of bench space, a walk-in pantry, 900mm gas cooktop, and plenty of cabinetry. Bedrooms are sizeable and feature double built-in wardrobes, and the master enjoys direct backyard access, a walk-in wardrobe, and ensuite with wall-spanning twin-basin vanity. The primary three-piece bathroom similarly features a large vanity and elevated wedge bath. Within easy service distance of the kitchen, the backyard boasts a fantastic pergola-shaded, timber-decked entertaining area. This space functions particularly well for barbecues and family events, providing a comfortable, private space to enjoy each other's company. The yard itself is easily managed, and features a veggie patch down the side. This is a great opportunity for any investor looking to take part in the family-friendly Mt Annan market. For more information, give McLaren Real Estate a call today. Features include:

- Land size – 750 square metres
- Walking distance to Mount Annan Public and High Schools, nearby parks and reserves, Mount Annan Marketplace; close to the Mount Annan Botanic Gardens, Narellan Road, Hume Motorway
- Large double garage plus further parking on driveway
- Guaranteed income as property is currently tenanted up to September, with tenants wishing to continue on
- Fantastic shaded, timber-decked outdoor entertaining area
- Solar panels; ducted air conditioning

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.