

# 12 Murroobah Road, Wallacia, NSW 2745



## House For Sale

Thursday, 22 February 2024

12 Murroobah Road, Wallacia, NSW 2745

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 671 m2

Type: House



Trevor Holmes  
0247246600



stephanie radcliffe  
0247246600

**\$899,000 - \$924,000**

Discover the perfect blend of modern aesthetics and upgraded comfort in this stunning three-bedroom, two-bathroom home nestled in one of Wallacia's most sought-after and serene locations. Boasting a fully fenced 671 sqm block, this residence not only captivates with its contemporary charm but also comes with DA approval for an extension, offering a vision of expanded possibilities and elevated living spaces for the future. Step into a home adorned with beautiful neutral-coloured contemporary finishes, where two bedrooms feature built-in robes, and the bathrooms exude sophistication with gleaming tile finishes and exquisite fixtures. The well-thought-out layout includes a large, combined kitchen/dining area and a spacious lounge room, creating an ideal setting for entertaining guests. The modern kitchen is a haven for culinary enthusiasts, equipped with ample bench and cupboard space, complemented by high-end appliances. Additional highlights include a separate teenagers' retreat and a spacious workshop, catering to diverse hobbies and interests. Comfort is key with split-cycle air conditioning ensuring an enjoyable atmosphere year-round. The double-car carport adds a practical touch, providing secure parking for your vehicles. Meticulously maintained and in excellent condition, this property is equally appealing to first-home buyers and investors. Convenience is at your doorstep, with schools, shops, clubs, and public transport within walking distance. A nearby park with swings offers a breath of fresh air, while the proximity to the M4 ensures that Sydney CBD is less than an hour's drive away for those seeking the urban experience. Don't miss the opportunity to make this contemporary entertainer's home your own, where luxury meets functionality, and the promise of future expansion awaits. Contact us to schedule a viewing and embark on the next chapter of refined living. Outgoings: Council Rate: \$539 approx. per quarter \*\*TO VIEW THIS PROPERTY, PLEASE CLICK THE 'EMAIL AGENT' OR 'BOOK INSPECTION' BUTTON AND SUBMIT YOUR ENQUIRY WE WILL RESPOND WITH AVAILABLE INSPECTION TIMES. PLEASE ENSURE YOU REGISTER TO INSPECT THIS PROPERTY\*\*\*"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 investigations."