

12 Winford Place, Macquarie Hills, NSW 2285

Thompson,
Clarke

House For Sale

Wednesday, 1 May 2024

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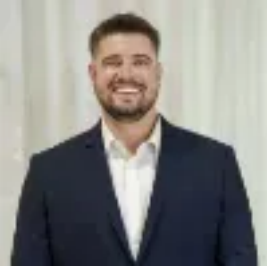
Bedrooms: 3

Bathrooms: 1

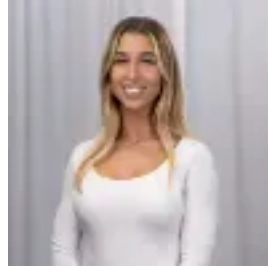
Parkings: 2

Area: 797 m²

Type: House



David Cowan
0240863800



Suvannah McNabb
0240863800

Preview

Welcome to your perfect start in real estate! This single-level family home is tailor-made for savvy first-time buyers or investor, boasting a spacious 797sqm parcel with a coveted north-to-rear aspect. Nestled in a tranquil cul-de-sac close to nearby amenities such as playing fields, parks, reserves, and waterways offer leisure and recreation opportunities.

Key Features:

- Freshly Painted:** Step into a home adorned with fresh paint, radiating a sense of newness and vitality.
- Solar Panels:** Benefit from 15 solar panels, contributing to energy efficiency and cost savings.
- Fully Insulated:** Enjoy year-round comfort with full insulation throughout the home.
- Plantation Shutters:** Enhance privacy and style with elegant plantation shutters adorning the windows.
- New Reverse Cycle Air Conditioning:** Stay comfortable in any season with two new reverse cycle air conditioning units.
- Modern Convenience:** A new dishwasher adds convenience to daily living and meal preparation.
- Investment Potential:** Perfect for investors seeking to capitalize on potential growth and rental returns.
- First Home Haven:** An inviting choice for first-time buyers looking for a comfortable and affordable entry into the market.
- Family-Friendly Layout:** Functional design with multiple living areas, offering flexibility and space for the entire family.
- Outdoor Entertaining:** Relax and entertain on the large covered entertaining area, overlooking expansive lawns.
- Parking:** Double carport plus extra off-street parking options provide convenience for residents and guests.

Close to Amenities: Nearby amenities such as playing fields, parks, reserves, and waterways offer leisure and recreation opportunities.

Conveniently Located: - 7 mins to Costco and 8 mins to Glendale shopping centre - 8 mins to the shores of Lake Macquarie and the heart of bustling Warners Bay - 11 mins to both Charlestown Square and Kotara Westfield - 5 mins to Stockland Glendale dining, cinema, supermarkets, department and specialty - Drive 3km to Cardiff Station for direct train access to Newcastle and Sydney - 2 mins to Cardiff Public School - 4 mins to St Kevin's Catholic Primary School and 5 mins to Cardiff High - 2 mins to Wests Cardiff

Outgoings: Water rates: \$767 approx per annum Council rates: \$1,859 approx per annum Rental return: \$600 - \$660

Don't miss your chance to make this exceptional property your own. Call David Cowan at 0422 707 333 or Savannah McNabb at 0431 638 859 for more details and to schedule a viewing. Your dream home awaits!

Disclaimer: Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.