

**13 Elimatta Avenue, Jordan Springs, NSW 2747**



**House For Sale**

Friday, 3 May 2024

13 Elimatta Avenue, Jordan Springs, NSW 2747

**Bedrooms: 4**

**Bathrooms: 2**

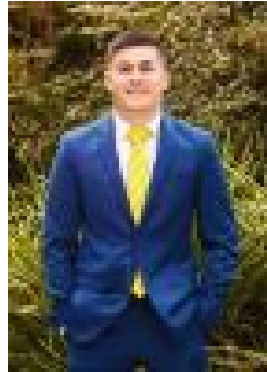
**Parkings: 2**

**Area: 540 m2**

**Type: House**



Helen Fitzpatrick  
0414362955



Jharell Ramos  
0424949407

**\$1,049,000 - \$1,099,000**

Here's an excellent opportunity for upsizers, first home buyers and investors to secure this modern home, built by Masterton Homes. Boasting four bedrooms, two bathrooms, three toilets, double garage and media room and comes with all the modern comforts. This impressive family home offers space with its open plan living, great size backyard including double gates into the backyard. Positioned on a 540 sqm block in a quiet street close to the local public school and sporting fields. Currently leased with the lease expiring in July 2024. Some of the many features are:

- Four spacious bedrooms + two walk in robes to the master suite
- Ensuite, separate powder room
- Built in robes to all bedrooms
- Media room
- Ducted air cond and ceiling fans
- Generous kitchen + a great size benchtop with casual dining
- Gas stove, stone benchtops, dishwasher
- Walk in pantry, plumbed in fridge
- Internal and external gas connection
- Open plan family / dining area
- Double garage + auto door and internal access
- Solar panels, water tank
- Ample storage throughout
- Gas hot water service, alarm
- 540 sqm block / 18 mt frontage
- Currently tenanted lease expires 6 July 2024

Location:

- Local sporting fields and off leash dog park: 140 mt
- Jordan Springs Shopping Centre: 950 mt
- Jordan Springs Public School: 650 mt
- Xavier College; 2.5 km
- Nepean Hospital: 5.8 km

This well maintained home is perfect for the growing family and must be inspected to truly appreciate its size. Don't miss out on the opportunity to make this house your new home. Call Helen Fitzpatrick on 0414 362 955 or Jharell Ramos on 0424 949 407