

**13 Ettlesdale Road, Spring Farm, NSW 2570**



**House For Sale**

Thursday, 4 January 2024

13 Ettlesdale Road, Spring Farm, NSW 2570

**Bedrooms: 3**

**Bathrooms: 1**

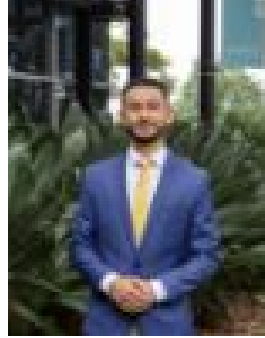
**Parkings: 1**

**Area: 663 m2**

**Type: House**



Tim Aaron  
0434059820



Alejandro Nagamine  
0404115515

## **Auction Price Guide \$800,000**

Welcome to 13 Ettlesdale Rd Spring Farm. Recently renovated throughout, the home has been well cared for and in great condition ready for the next family. Boasting three great size bedrooms, modern updated kitchen and bathroom, spacious lounge and dining areas plus stunning floorboards throughout. Sitting on a fantastic 663.9sqm block in the sought after suburb of Spring Farm within walking distance to local parks and school plus the great size yard could be ideal for a granny flat or even a knock down rebuild (STCA), there are plenty of opportunities! Other features include; \* Three good sized bedrooms with built in wardrobe to the master \* Updated kitchen with breakfast bar offering plenty of bench and cupboard space \* Separate dining room \* Spacious formal lounge room with wood burning fireplace \* Neat and tidy bathroom with floor to ceiling tiles and bathtub \* Internal laundry \* Split system air conditioning \* Undercover decked entertaining area overlooking the grassed backyard perfect for entertaining family and friends all year round \* Recently repainted internally and externally \* Detached lock up garage \* Sitting on a 663.9sqm block of land \* 40m to Ettlesdale Reserve, 500m to Spring Farm Public School, 850m to Spring Reserve, 1.9km to Spring Farm Shopping Centre. Call today to arrange your inspection!