

13 Lyall Avenue, Dean Park, NSW 2761



House For Sale

Monday, 11 December 2023

13 Lyall Avenue, Dean Park, NSW 2761

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 550 m2

Type: House



Yvonne Tseros

0408320602

JUST LISTED

OPEN FOR INSPECTION SATURDAY 16TH OF DECEMBER 2023 FROM 11:00 AM TO 11:30 AM If you have been searching for your first home or wanting to add to your rental portfolio we have the perfect property for you, 13 Lyall Avenue Dean Park! Centrally located within a close proximity to Marsden Park Shops, Plumpton Marketplace, easy access to the M7 motorway and just a 2 minute walk (160 metres) to William Dean Public School! This home is a MUST see for first home buyers and the investors alike! Set on the high side of the street and with features including: * Separate entry / foyer area * Spacious light-filled lounge room * Updated kitchen with ample cupboards and bench space + rangehood * Dining area leading off the kitchen with tiled floors * Three generous sized bedrooms * Updated family bathroom with separate bath and shower plus separate toilet * Linen cupboard * Good sized internal laundry with rear door leading out to the large backyard * Double tandem carport behind lock up gates * Garden shed * Big grassy backyard perfect for the children and pets to run and play * Rear yard is clear of easements, granny flat build potential (subject to council approval) * 550m² block Prime location - Centrally located to shops, schools, parks and transport some of which include: * 2 minute walk to William Dean Public School (160 m) * 3 minute walk to bus stops (200 m) * 4 minute walk to local takeaway, shops and childcare centre (290 m) * 9 minute walk to Upperby Reserve (650 m) * Approx. 3 minute drive to St Francis of Assisi Primary School (1.4 km) * Approx. 3 minute drive to Stonecutters Ridge Golf Course (1.9 km) * Approx. 5 minute drive to Glendenning Public School (2.4 km) * Approx. 6 minute drive to Wyndham College Senior High School (3.6 km) * Approx. 7 minute drive to Western Sydney University Nirimba Campus (3.9 km) * Approx. 7 minute drive to Quakers Court Shopping Complex (4.1 km) * Approx. 9 minute drive to Marsden Park Shops, including Costco, Aldi, restaurants and more! (3 km) * Approx. 9 minute drive to St Clare's Catholic High School (3.5 km) * Approx. 11 minute drive to Plumpton Marketplace (4.4 km) * Approx. 12 minute drive to Westpoint Blacktown (6.7 km) * Approx. 13 minute drive to Westfield Mount Druitt (7.6 km) All of this and so much more!! This is the perfect home for the first home buyer / investor and an opportunity not to be missed!! For further information or to obtain a copy of the contract call Yvonne Tseros today on 0408 320 602