

# 13 Sutton Road, Ashcroft, NSW 2168

## Sold House

Wednesday, 4 October 2023

13 Sutton Road, Ashcroft, NSW 2168

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 683 m2

Type: House



Jose Anzures  
0289166488

**\$880,000**

This spacious property boasts four bedrooms, two bathrooms, and a Teenage retreat. This home covers a total floor area of 100m<sup>2</sup>, providing the perfect foundation for a cozy family-centered lifestyle. The dining area and welcoming lounge create ample space for relaxation. Outside, you'll find a durable brick cavity and brick veneer walls, ensuring long-lasting quality. The property's exterior charm extends to the roofing materials, a combination of resilient concrete tile and metal deck. And to top it off, a refreshing swimming pool graces the outdoors, offering a private haven.

**Main Unit Features:** 5 bedrooms, including 3 with built-in robes 2 bathrooms, one featuring a relaxing bathtub Convenient laundry room with outdoor access Lounge / Living area Dining area Kitchen

**Property Features:** Teenage Retreat Carport area Swimming pool Wide backyard Well-maintained front yard

**Area Features:** 2 Mins drive to ICU Early Learning Childcare Centre 2 mins drive to St Anthony's Child Care Centre 3 mins drive to Step Ahead Childcare Centre 2 Mins drive to Ashcroft Public School 3 Mins drive to Sadleir Public School 4 mins drive to St Therese Catholic Primary School 2 mins drive to Ashcroft High School 9 mins drive to Liverpool Girls High School 10 mins drive to Lurnea High School 7 mins drive to Western Sydney University - Liverpool Campus 8 mins drive to Green Valley Islamic College 9 mins drive to Medicus College 10 mins drive to Freeman Catholic College 3 mins drive to Best Care Medical Clinic 3 mins drive to Elizabeth Drive Medical Centre 12 mins drive to St Johns Park Medical Centre 6 mins drive to Busby Fire And Rescue NSW Station 8 mins drive to Liverpool Police Station 5 mins drive to Mt Pritchard Mini Market 5 mins drive to ALDI Miller Supermarket 6 mins drive to Woolworths Miller Supermarket 5 mins drive to Busby Shopping Village 9 mins drive to The Valley Plaza Shopping Mall 10 mins drive to Warwick Farm Train station serving Inner West Area up to Cumberland line

Ashcroft is known for its peaceful residential environment, it offers a great balance between suburban living and urban conveniences. Residents of Ashcroft enjoy a close-knit community atmosphere, making it an ideal place for families, professionals, and anyone seeking a peaceful retreat from the city's hustle and bustle. Don't miss this exceptional opportunity to make this property your own.

**Development Zone:** Residential M2 **Total In Floor Area:** 100m<sup>2</sup> **Potential rent:** \$700 = \$480 ( house ) + \$220 ( teenage retreat )

**BE SURE NOT TO MISS OUT.** Please call Jose on 02 8916 6488 as this top location is sought after and will not last.

**Disclaimer:** Winners Choice Real Estate believes that all information contained herein is true and correct to the best of our ability and in no way misleading, however, all interested parties are advised to carry out their inquiries and relevant searches.