

15/4 Angophora Drive, Warabrook, NSW 2304

Sold Unit

Friday, 3 May 2024

15/4 Angophora Drive, Warabrook, NSW 2304

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 291 m²

Type: Unit



Simon Wall
0413424062



Amber Tanks
0412064792

\$631,000

Built in 2004 this freestanding and well-maintained brick villa awaits its lucky new homeowners. Privately set back from the street and conveniently located directly across the road from Warabrook Shopping Centre this low-maintenance opportunity ticks all the boxes. Enjoying an uncomplicated floorplan that boasts three bedrooms which wrap around the sides of the home and feature built-in wardrobes. The generously sized, tiled bathroom boasts a separate bath and shower with a separate toilet right beside it. Resting in the heart of the home is the well-appointed and spacious kitchen featuring a gas cooktop, electric oven and dishwasher to make cleaning a breeze. Alongside the kitchen is the open-plan dining and living area that bathes in natural sunlight courtesy of the north to rear facing aspect which also enjoys a seamless transition from indoor to outdoor living. Stepping outside you will appreciate the private, fully fenced rear and side yard that is ideal for pets or for anyone who likes to have some grass under feet. Perfectly placed directly across from Warabrook Shopping Centre and only a short drive to Mayfield and its surrounds, this quality residence ticks all the boxes. - 2 minutes from Mayfield- Single lock up garage- Well maintained private rear and side yard- Woolworths within the Warabrook Shopping centre across the road- Warabrook Train station and other transport nearby- Council Rates \$1,950 pa, Water \$759,50 pa,- Strata Fees \$396.47 per quarter, Currently \$57,000 in the capital works fund. Disclaimer: All information contained herein is collected from property owners or third-party sources which we believe are reliable, however we cannot guarantee its accuracy. All interested person/s should rely on their own enquiries.