

**18 & 18a John Oxley Avenue, Werrington County,
NSW 2747**

Raine&Horne.

House For Sale

Sunday, 26 May 2024

18 & 18a John Oxley Avenue, Werrington County, NSW 2747

Bedrooms: 5

Bathrooms: 2

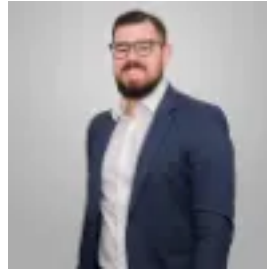
Parkings: 1

Area: 652 m2

Type: House



Liam Hayes
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Jack Turner
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\$939,950 - \$979,950

Seeking an ideal investment or even a home for your family? Look no further! Situated in a friendly neighborhood, this property is ideal for families looking for space and convenience, and investors looking for great return. This opportunity offers a spacious three-bedroom brick house & separate two-bedroom granny flat, perfect for extended family, guests, or rental income.

Main House Features:

- **Spacious Living Area** - The heart of the home features a spacious living area with large windows that flood the space with natural light, creating a warm and inviting atmosphere.
- **Cook's Kitchen** - The kitchen boasts ample cabinetry and plenty of bench space, making it a chef's delight. With the added bonus of the adjacent dining space making it easy to bring the family together for a meal.
- **Three Comfortable Bedrooms** - Each bedroom is generously sized, with built-in wardrobes and large windows. The master bedroom includes ensuite access to the bathroom for added convenience.
- **Stylish Bathroom** - The home includes a contemporary family bathroom with a bathtub and vanity separated from the shower and toilet, for additional privacy and convenience to aid the morning rush.
- **Outdoor Entertainment** - Enjoy outdoor living with a spacious backyard, perfect for barbecues and gatherings, or simply for the kids and pets to run around.
- **Additional Features** - Includes a single garage, additional driveway parking, timber floorboards, air conditioning, and an internal laundry.

Granny Flat Features:

- **Open-Plan Living** - The granny flat features an open-plan living area that connects the rest of the home, creating a cozy and functional space.
- **Space Saving Kitchen** - Equipped with a kitchenette that includes the sink, stove, oven, and range hood, as well as bench and cupboard space.
- **Two Comfortable Bedrooms** - Both bedrooms are well-sized, each with built-in wardrobes and large windows that ensure plenty of natural light.
- **Functional Bathroom** - Includes a modern bathroom with internal laundry facilities.
- **Private Outdoor Area** - The separate gated access to the granny flat creates its own private outdoor space, ideal for leasing separately.

Situated in the heart of Werrington County, this property is surrounded by an array of amenities. You'll find yourself just moments away from local shops, cafes, schools, and public transport options. The nearby Werrington train station provides easy access to Sydney CBD, making commuting a breeze. This charming three-bedroom brick home, coupled with a versatile two-bedroom granny flat, offers an excellent opportunity for families, investors, or those looking for additional space for relatives. Don't miss out on this unique property that promises both comfort and convenience. Contact Liam Hayes on 0423 678 864 or Jack Turner on 0434 554 430 for more information. *** All information contained herein is gathered from reliable sources, however we cannot guarantee its accuracy and all persons should rely on their own enquirers. Distances & amounts are approximate ***