

**19 Crossley Avenue, McGraths Hill, NSW 2756**



**House For Sale**

Monday, 8 January 2024

19 Crossley Avenue, McGraths Hill, NSW 2756

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 562 m2**

**Type: House**



Steven Garay

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## JUST LISTED BY STEVEN GARAY

Steven Garay, unrivalled 7-times McGraths Hill Agent of the Year, is delighted to bring to market yet another great property in the popular and family-friendly suburb of McGraths Hill. If you are looking for an 'one-of-a-kind' single storey 3-bedroom home then your search has just ended. • Positioned on a great size 562sqm block is this spectacular single storey family home located in a whisper quiet street. • Multiple light filled living areas including lounge, dining and family feature floating floors, modern LED lighting, ceiling fans and plantation shutters. • Generous kitchen features plentiful cupboard space, a breakfast bar, a suite of stainless-steel appliances, and overlooks the decking area and the backyard. • A king size master located away from the other bedrooms for the utmost in peace and privacy features plantation shutters, built-in-robos and a large fully tiled ensuite. • The 2 additional bedrooms are located at the rear of the property and are equally spacious in size and feature built-in-robos and ceiling fans. • A family size and fully tiled bathroom features a bathtub, shower, floating vanity and a separate w/c. A big and updated laundry features direct access to the backyard for added convenience. • Massive and magnificent covered outdoor decking purpose built for entertaining all year round overlooks a grassy and private backyard. • A rarity in single level homes in this suburb is a double lock-up garage with drive through access. • Luxury inclusions such as ducted air conditioning, modern flooring, LED lighting, plantation shutters, stainless steel appliances, soft close drawers & doors, fully tiled ensuite & bathroom, floating vanity, etc. • Convenient location close to good schools, friendly neighbourhood shops & plenty of parks/ovals. • Great capital growth potential due to its proximity to the growing Box Hill Growth Precinct & Metro North West Rail Link. All information about the property has been provided to First National Connect by third parties. First National Connect has not verified the information and does not warrant its accuracy or completeness. All parties should make and only rely on their own independent enquiries in relation to the property.