

**19 Eureka Crescent, Sadleir, NSW 2168**

**Raine&Horne.**

**Sold House**

Wednesday, 13 September 2023

19 Eureka Crescent, Sadleir, NSW 2168

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 556 m2**

**Type: House**



Sam Ruisi

0297251445

**\$813,500**

An exceptional opportunity now exists to create a superb lifestyle or capitalise on this prime Sadler address. Neatly presented and ready to enjoy, this three bedroom home complete with a separate one bedroom sleepout and swimming pool provides a wonderful sense of space and comfort perfectly suited for growing families. Occupying a 556sqm block with R3 zoning, it also holds vast potential for investors or anyone looking to redevelop into a duplex or brand new home (STCA). The home is perfectly positioned within a family-friendly community, just a few minutes walk from Ashcroft High, Sadler Public School, bus services, nature reserves and local parks, with Miller Central just a short drive away. • Large fully fenced yard with in-ground swimming pool • Wide side access to existing one bedroom sleepout • Modern gas kitchen featuring stainless appliances • Spacious bathrooms, main has frameless glass shower • Air conditioning, gas heating, downlights throughout • Near buses to Liverpool, easy access to motorways Council Rates: \$378.04 per quarter (approx) Water Rates: \$173.29 per quarter (approx) Disclaimer: The above information has been provided to us from the vendor. We cannot guarantee the accuracy of this information and as such the information provided is not a representation by us as to the accuracy of the statement. You should rely on your own enquiries and judgment to determine the accuracy of this information to satisfy yourself of the true position. Images are for illustrative purposes only and do not represent the final product or finishes or scale.