

19 Michael Avenue, Luddenham, NSW 2745



House For Sale

Friday, 3 May 2024

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Bedrooms: 4

Bathrooms: 3

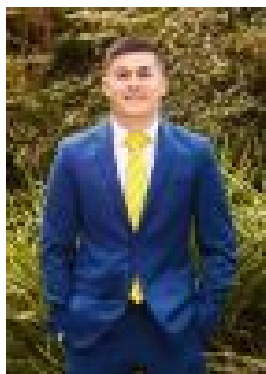
Parkings: 3

Area: 837 m2

Type: House



Helen Fitzpatrick
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Jharell Ramos
0424949407

Auction, if not sold prior

Auction, if not sold prior - On Site Saturday, 25th May at 3:00 pm The owners will consider offers prior to the Auction. Helen Fitzpatrick and her team proudly present to the market this wonderful and spacious two storey family home. Consisting of four bedrooms, three bathrooms, multiple living areas, double garage plus a carport. Positioned at the end of a lovely cul-de-sac next to a park and cafe and sitting on a slightly elevated 837 sqm block. The home is ideally suited to families with in-laws living with them; teenagers wanting to escape the family home but still be close by or investors wanting to take advantage of the premium location and the fully self contained one bedroom unit with its own entrance and balcony. You could be on a plane at the new international airport within 10 minutes.....probably not quite that quick but the airport is only 2 km's away making this a premium home or investment. Your morning coffee fix can be sorted in 5 minutes as the local café is just around the corner. Local schools are also close by and within walking distance.

FEATURES OF THIS HOME ARE:

DOWNSTAIRS:

- Formal lounge room + a bay window
- Formal dining room
- Family area + split system air cond
- Laundry
- Separate bathroom
- Original kitchen + near new wall oven
- Storage under stairs

UPSTAIRS INCLUDING SELF CONTAINED UNIT:

- Four bedrooms + built in robes and ceiling fans
- Two bathrooms + a separate toilet room
- Good size lounge room
- Modern kitchen plus a separate breakfast bar
- Dishwasher
- Ducted air cond
- Laundry
- Balcony to capture the sunsets

There's a connecting door upstairs between the self contained unit and the rest of the bedrooms making it easy to utilise the home as one big family home.

OUTSIDE:

- Solar panels
- Double garage + internal access
- Single carport
- Great size entertaining bbq area
- Good side access into the backyard
- Garden shed
- Envirocycle system in place
- Slightly elevated 837 sqm block

LOCATION:

- International Airport opening 2026: 2 km
- Luddenham Public School: 560 mt
- Luddenham Village Cafe: 80 mt
- Local Park: 30 mt
- Holy Family Catholic School: 1 km

Don't miss this fantastic opportunity to purchase a great size home surrounded by other quality homes and located in an awesome location. Call Helen Fitzpatrick on 0414 362 955 or Jharell Ramos on 0424 949 407