

**196 Auburn Rd, Yagoona, NSW 2199**



**House For Sale**

Thursday, 7 December 2023

196 Auburn Rd, Yagoona, NSW 2199

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Paul Nguyen  
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## **Auction on 13 January 2024 at 1.30 pm**

Comfortably situated within walking distance of local parks, Birrong Public School, and Birrong Station, this stunning four-bedroom home is a sight to behold. It effortlessly crafts a comfortable everyday experience with its super spacious and naturally bright kitchen, dining, and family room core. With an easy indoor/outdoor flow into two separate courtyards, one with a covered barbecue and entertaining area, you'll find life just starts to be more enjoyable at this property. The upper-level hosts four spacious bedrooms, each with ducted air conditioning and built-in wardrobes, whilst the master boasts a walk-in wardrobe and ensuite. The property has also been freshly painted and immaculately maintained, and it appreciates a remote-controlled double garage with interior access and additional driveway parking. - Four bedrooms with built-in wardrobes, walk-in and ensuite to master - Freshly painted with high ceilings - Ducted air conditioning - Extraordinarily spacious and open plan kitchen, dining, and family area, flooded with natural lighting and amazing indoor/outdoor flow - Modern kitchen boasts thick stone top benches, 900mm Omega oven and gas cooktops - Two separate courtyards, one with covered barbecue entertaining area and private yard - Remote-controlled double garage with interior access and additional driveway parking - Powder room downstairs - Surrounded by local parks and playgrounds, short walking distance to Birrong Public School, Birrong Girls High School, Birrong Boys High School, Birrong Station Don't miss out. Please contact Paul Nguyen on 0414 399 122 for more information