

**199 Sixth Avenue, Llandilo, NSW 2747**



**House For Sale**

Wednesday, 17 April 2024

199 Sixth Avenue, Llandilo, NSW 2747

**Bedrooms: 8**

**Bathrooms: 4**

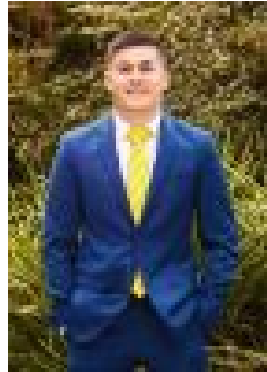
**Parkings: 8**

**Area: 2 m2**

**Type: House**



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## Expressions of Interest

What an exceptional opportunity this acreage property presents. Zoned Rural Small Holdings here on offer are two homes on the one Title, both positioned side by side towards the front of five flat and well maintained acres. There are so many options to choose from: live in one home, rent the other home, rent out both homes or have family live in one home and you live in the other. Llandilo is located on the fringe of Jordan Springs and approximately 10 kms from Penrith and consists of small and large homes with various sizes of land. Market gardens and many businesses are also featured throughout the suburb. With just a short drive to shopping centres at Jordan Springs, Cranebrook, Westfield Penrith and Primary and High Schools. Xavier College is also located close by. If you're searching for a quieter life in a rural environment but still want to be close to Penrith, then look no further than this exceptional acreage property.

**HOME NUMBER ONE KNOWN AS 199 SIXTH AVENUE (ORIGINAL HOME BUILT)**

- North facing
- Four bedrooms + built in robes to all
- Two bathrooms
- Rumpus room
- Combustion fireplace
- Split system air cond.
- Wall air cond.
- Formal lounge room
- Dining area off the kitchen
- Modern kitchen
- Updated bathroom
- Older style garage
- Several workshop areas
- Large carport at the end of the driveway
- Tenancy commenced 2015
- Expired lease
- Current rent \$760 per week

**HOME NUMBER TWO KNOWN AS 199A SIXTH AVENUE**

- Near new home only four years old
- Four bedrooms + mirrored built in robes
- Great size ensuite + dual vanities and floor to ceiling tiles
- Master bedroom accommodates a king size bed
- Walk through to his and her robes in the master suite
- Open plan living
- Beautiful kitchen + island bench
- Open plan living / dining area
- Double drive through garage
- Ducted air cond.
- Downlights
- Alfresco area
- Garden shed
- Water tank
- Tenancy commenced 2020
- Lease expires 13th June 2024
- Current rent \$780 per week
- Envirocycle for both homes
- Five flat acres in total

**Location:**

- Llandilo Public School 1.1 km
- IGA Grocery Store 1.1 km
- Xavier College 3.2 km
- Woolworths Jordan Springs 5.7 km
- Aldi Cranebrook 6.1 km
- Penrith CBD 10 km

Don't miss this fantastic opportunity to purchase this unique acreage property. Call Helen Fitzpatrick on 0414 362 955 or Jharell Ramos on 0424 949 407.