

**2/38 Callan Avenue, Maryland, NSW 2287**



**Sold Duplex/Semi-detached**

Friday, 15 March 2024

2/38 Callan Avenue, Maryland, NSW 2287

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Kosta Apostolidis  
0416890337

## Contact agent

For those first home buyers & downsizers that prefer to spend time splashing in the pool rather than mowing the lawn then this one's for you. Rare entry level opportunity that offers a higher level of enjoyment than the others. Bright & sunny basking in plenty of natural sunlight & offering separate front lounge room & front master bedroom both with floor to ceiling windows with views. Walk through to the kitchen, dining area & then seamlessly through to the covered Alfresco entertaining area & straight into your pool. Another bonus is the updated gorgeous bathroom. With no strata only the shared general building insurance this ultra low maintenance home will guarantee you a higher quality lifestyle. • Three bedrooms, BIR's, Fan's • Gorgeous bathroom, split system air-conditioning • Separate front lounge room bathing in natural sunlight • Kitchen, dining with an easy flow to the outdoors • Spacious Alfresco entertaining area • In ground pool • Transport & local walkways within walking distance • Central location very close to all local area amenities • No ongoing strata fees (yearly building insurance of approximately \$1467 each Duplex) • 380m<sup>2</sup> block size approximately