

# 2/61 Rifle Range Road, Bligh Park, NSW 2756



## Sold Duplex/Semi-detached

Sunday, 13 August 2023

2/61 Rifle Range Road, Bligh Park, NSW 2756

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**

**\$690,000**

Steven Garay, unrivalled 11 Times Suburb Agent of the Year, is delighted to bring to market yet another great listing in the popular and family-friendly suburb of Bligh Park. If you are looking for a spacious single level duplex with 4 bedrooms and room to breathe and NO strata fees, then this Endeavour duplex (larger than most duplexes) might very well be the one for you! Features:

- Separate and spacious living room with new quality carpets and a natural gas point.
- Family size kitchen offering plenty of benchtop space and a huge breakfast bar.
- Conveniently located dining room with tiled flooring and access to the courtyard.
- Kings size master bedroom offering triple built-in-robies and quality carpet.
- 3 good sized bedrooms, 2 with built-in-robies and one with a wardrobe.
- Update bathroom with an extra-large shower, big vanity and toilet
- Internal laundry with external access, a second and separate 2nd toilet
- Garage has been converted to a study and storage room but easily reversible.
- Generous and private courtyard with 3 garden sheds and potential for a pergola.
- Luxury inclusions such as ducted air-conditioning, brand-new carpet, dishwasher, and gas cooking & heating.
- Handy location close to Bede Polding College & Chisholm Primary School, friendly Bligh Park shops & plenty of parks/ovals.
- Great capital growth potential due to its proximity to the growing Marsden Park Precinct and the M7 Motorway Link.

All information about the property has been provided to First National Connect by third parties. First National Connect has not verified the information and does not warrant its accuracy or completeness. All parties should make and only rely on their own independent enquiries in relation to the property.