

# 20A Tumpoa Street, Fletcher, NSW 2287



## Sold Duplex/Semi-detached

Friday, 1 September 2023

20A Tumpoa Street, Fletcher, NSW 2287

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Duplex/Semi-detached**



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**\$696,500**

Nestled peacefully in the convenient pocket of the Sanctuary View Estate, this modern, three years young elevated Duplex sits gracefully on a low maintenance, easy care block. Its location offers a friendly atmosphere, while remaining close to all essential amenities including Sporting fields, Schools, transport, Aldi, and the Coles Fletcher Village. Situated within the Duplex, you have the open-plan kitchen, dining and living area which create a central hub that is ideal for entertaining. Seamlessly connected to the outside alfresco area via modern stacker doors, this space offers great access for indoor-outdoor gatherings. The kitchen is a fully functional space, featuring stone benchtops, quality stainless steel appliances and plenty of cupboard space. Generous three bedrooms, all featuring built in robes and ceiling fans. The master suite presents a contemporary ensuite while the main bathroom services the remaining two bedrooms and is equally as impressive in style and function and showcases a full-sized bathtub. North facing formal living located at the front which has air conditioning and a great cross breeze to enjoy all seasons round. Experience the ultimate combination of a great location with convenience in mind. Only metres from key amenities including a Bishop Tyrell School, Maryland Primary school, shops, transport, medical and recreational facilities. This home is open for your inspection now. Fletcher is a family friendly neighbourhood, which provides the perfect setting for a comfortable yet convenient lifestyle.

PROPERTY FEATURES:- 3 years young - North Facing - Dual Living Areas (Two living areas)- Air-conditioning - Low maintenance - Torrens title (No Strata fees) Current rental appraisal \$600.00 - \$610.00 per week. Contact Jesse Mulligan on 0432 160 186 to arrange your next viewing. DISCLAIMER We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.