

**24 Cato Way, Casula, NSW 2170**

**Raine&Horne.**

**House For Sale**

Saturday, 25 November 2023

24 Cato Way, Casula, NSW 2170

**Bedrooms: 4**

**Bathrooms: 2**

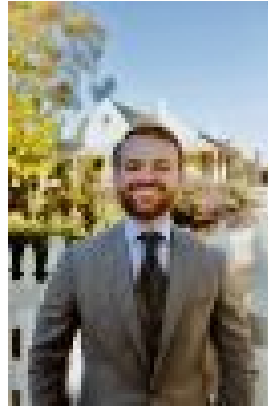
**Parkings: 2**

**Area: 799 m2**

**Type: House**



Vince Labbozetta  
0433168613



James Canini  
0477555588

## Auction

Nestled in the heart of Casula, this exquisite property is poised for a new owner to step into a world of comfort, style, space, and limitless potential and unlock the door to your dream lifestyle. Key Features:- Spacious Layout: 4 bedrooms, including a main bedroom with ensuite and walk-in wardrobe, offer the perfect retreat for the whole family.- Modern Comforts: Enjoy the convenience of two split system air conditioners, ceiling fans, plantation shutters, and high ceilings throughout the home.- Entertainer's Paradise: A pergola and expansive entertaining area make hosting gatherings a delight, complemented by a garden shed for added convenience.- Versatile Living: With a family room, dining area, and a large open plan kitchen seamlessly flowing into the lounge, this home offers flexibility for every occasion.- Separate Double Lock-up Garage: In addition to the double garage, this property boasts a separate double lock-up garage, providing ample space for vehicles, storage, or hobbies.- Outdoor Charm: Embrace the serene outdoors with a porch and a generous 798.6m<sup>2</sup> block featuring a wide frontage of 18m, perfect for relaxation and entertainment.- Prime Location: Situated opposite a nature reserve and in close proximity to schools, parks, shops, and transportation, this location embodies convenience and tranquility.- Expansion Possibilities: Explore the potential for further enhancements, including a second dwelling like a granny flat, making it an ideal single-story home with endless possibilities subject to council approval. Auction Details:- Date: Saturday, 16th of December 2023- Time: 4:45 PM- Location: On site @ 24 Cato Way, Casula NSW 2170