

**3 Giles Street, Yarrawarra, NSW 2233**



**House For Sale**

Thursday, 9 November 2023

3 Giles Street, Yarrawarra, NSW 2233

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 689 m2**

**Type: House**



Curtis Riley



Stuart Corney  
0419290347

## Guide \$1,500,000 | Auction unless sold prior

Well-appointed and light filled, this large family home provides excellent versatility with fresh interior spaces throughout. Offering five oversized bedrooms and three separate living areas encouraging easy indoor-outdoor entertaining, along with a fully functional granny flat perfect for the savvy investor, multi-generational living or the growing family. This residence features a generously-sized covered entertainer's verandah that spans the full length of the house, providing beautiful bush views that extend as far as the eye can see. Boasting an ultra convenient lifestyle located close to Yarrawarra Shopping Village, restaurants, cafes, local schools, childcare centre and bus stops in a family-friendly neighbourhood. This one is not to be missed! - Five generously sized bedrooms, all with built-in robes. Both master suites showcasing a walk-in robe and en-suite. - Separate side access, one-bedroom granny flat offering a kitchenette, living area, bathroom, balcony and fireplace. - Boasting three living areas for all your entertaining needs. - Family-friendly, two storey layout with flexible floorplan. - Well-presented interiors featuring recently renovated kitchen, main bathroom and ensuite. - Spectacular bush outlook from the expansive alfresco outdoor covered entertaining deck across two levels. - Split system air conditioning throughout and solar panels for hot water and electricity. - Double lock up garage with internal access plus a mezzanine level for extra storage space. When looking at properties it's important to have confidence in how much you can borrow. As Ray White are partnered with Loan Market they can make this simple and easy for you. Should you wish to know your borrowing powers simply go to [www.loanmarket.com.au/brokers/jason-wylie](http://www.loanmarket.com.au/brokers/jason-wylie) now and our Loan Market broker will be in touch.