

**32 Yarmouth Parade, Oxley Vale, NSW 2340**



**House For Sale**

Saturday, 15 June 2024

32 Yarmouth Parade, Oxley Vale, NSW 2340

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 625 m2**

**Type: House**



Lisa Ashcroft

**\$635,000**

This fabulous home is located only minutes from the CBD, medical facilities, schools, supermarkets and so much more. Set in a lovely neighborhood of established homes and trees, 32 Yarmouth Parade offers a casual, relaxed, peaceful retreat. A carport and garage with internal access has the car accommodation sorted. Ducted reverse cycle air conditioning has the climate sorted. This home has a modern, practical kitchen, with all of the high end appliances you would expect and is situated right in the heart of the home. Upstairs consists of three bedrooms and a modernized bathroom. Living area and cosy, dining space. Timber floors in the living areas add a warmth and natural feel. PLUS a very spacious covered outdoor deck that enjoys open views of the large backyard and established trees. Downstairs consist of another living area, bathroom and large bedroom. This space is perfect for a teenagers retreat, extended family living or a guest suit. A second outdoor entertaining space on the ground floor level allows even more outdoor entertaining enjoyment. A family home like this one is a rare find, don't hesitate to call me to schedule your private inspection. Rental appraisal \$500 - \$550 per week. Rates \$2648 Land Size 625m2 Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.