

32A Green Avenue, Smithfield, NSW 2164

Raine&Horne.

Duplex/Semi-detached For Sale

Tuesday, 27 February 2024

32A Green Avenue, Smithfield, NSW 2164

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 300 m2

Type:

Duplex/Semi-detached



Sam Ruisi

0297251445



Aldo Ianni

0433644566

Auction @ Doltone House, Club Marconi, 26th March

Welcome to your dream home! Nestled in a secure neighbourhood, this double-storey gem offers the perfect blend of comfort and style. Step inside to discover a spacious open-plan kitchen/dining area, complemented by a secondary informal lounge, ideal for entertaining guests or relaxing with family. With four generously sized bedrooms, all boasting built-in wardrobes and balcony access from the main bedroom, this home promises luxurious living. The bathrooms are equally impressive, featuring a modern design with an ensuite to the main bedroom. Externally, on a 300sqm block, the property delights with a generously-sized backyard featuring an undercover area, perfect for outdoor gatherings. Additional features include pavement and a garden shed, adding to the convenience and functionality of the space.

Features Include:- Inviting open-plan kitchen/dining area with separate living area- Four well-sized bedrooms with built-in-robos in each- Ensuite to master bedroom, modern bathroom upstairs with bathtub, and additional toilet downstairs- Internal laundry with ample space for washing machine and dryer- Impeccable kitchen with gas cooking, double sink, dishwasher, oven, and ample cabinetry- Separate single tiled garage with automatic garage door- Tiled flooring throughout downstairs and floorboards from stairwell upwards- Ducted air conditioning throughout for year-round comfort- NBN ready and equipped with a security alarm for added peace of mind- Rental Yield of \$750.00 per week Council - \$350.00 P/Qtr Water - \$622.00 P/Qtr

Disclaimer: The above information has been provided to us from the vendor. We cannot guarantee the accuracy of this information and as such the information provided is not a representation by us as to the accuracy of the statement. You should rely on your own enquiries and judgment to determine the accuracy of this information to satisfy yourself of the true position. Images are for illustrative purposes only and do not represent the final product or finishes or scale.