

# 34 Angophora Circuit, Mount Annan, NSW 2567

GILBERT + YOUNAN

## House For Sale

Monday, 17 June 2024

34 Angophora Circuit, Mount Annan, NSW 2567

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 517 m2

Type: House



Anna Younan

0416053838

## **For Sale**

Set in a one of sought-after streets of Mount Annan, this neat and tidy home offers an excellent opportunity for families looking for flexible layout with distinct living spaces. Perched on the high side of the street on a generous 517sqm block and within a short drive to shopping, schools and sporting facilities.- Four bedrooms, rear master bedroom with ensuite and walk-in robe- Three further bedrooms, all with built-in wardrobes - Showcasing a selection of formal and informal spaces to accommodate a growing family - A spacious kitchen with dishwasher, rangehood, pantry, ample storage and bench space- Dual zone ducted air conditioning, raked ceiling and downlights of living room - Double garage with internal access to the home, garden shed - Undercover entertaining area overlooking an immaculate backyard - Landscaped front and backyard with mature shrubs and trees- Positioned in an in-demand locale with easy access to M5 Freeway- Close proximity to local schools, shopping and Mount Annan Botanic Gardens