

**34 Green Avenue, Smithfield, NSW 2164**

**Raine&Horne.**

**House For Sale**

Thursday, 11 April 2024

34 Green Avenue, Smithfield, NSW 2164

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



Aldo Ianni

0433644566



Sam Ruisi

0297251445

## Buyer's Guide: \$800,000

Auction at Doltone House, Club Marconi, Thursday 16th May at 6pm This quality-built residence on a 300.6m<sup>2</sup> block with a sunny north facing child and pet-friendly backyard; offers elegant, effortless living in impeccable style with premium fixtures and fittings throughout, it is dressed to impress - and impress it certainly will! Size will absolutely surprise with generous internal spaces, high ceilings, and a family-sized floor plan; it may be low in maintenance, but it is large in lifestyle and functionality, and offers many extras that enhance value and appeal. Summary of features:

- 4 bedrooms - all on upper floor with imported laminate flooring
- 3 luxury fully tiled bathrooms, deep standalone bathtub in main
- Separate expansive living areas - lounge/dining plus family room
- High-end kitchen with Caesarstone benches, soft close cabinetry
- Gas cooking in both indoor and outdoor built-in entertainers' kitchen
- North facing covered alfresco patio overlooking grassy fenced garden
- Commercial grade windows, glossy porcelain tiles in living areas
- Plentiful storage throughout including walk-in pantry & garden shed
- SLUG - extra wide with high clearance, currently used as office
- Additional parking space at front of garage for 2nd vehicle/visitors
- Ducted air-conditioning, security screen doors, rainwater tank
- Quiet residential street footsteps to community library and park
- Walk across pedestrian bridge to RSL & St Gertrude's Primary School
- Within 5-10 min proximity to schools, golf, rail, shopping, hospital
- Quick easy access to major arterial routes, 25 mins to WSI Airport
- Meticulously cared for & beautifully presented inside and out

Buyers in the market for a solidly built modern home that is suitable for all ages and stages of life from young couples/families through to retirees; this will more than tick those many boxes on the list. First impressions count...and this one knocks it out of the park! Are you thinking of purchasing this property as an investment? Speak with our Property Management team about how we can assist you!

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