

36 Draper Avenue, Roselands, NSW 2196



Sold House

Tuesday, 14 November 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 493 m2

Type: House



Daniel Livancic

Contact agent

Nestled in the heart of Roselands, this single-storey brick home is more than just a house; it's a haven of comfort and convenience. With a host of captivating features, this property promises to elevate your lifestyle to new heights.

Key Features:

- The spacious combined living and dining area provides an inviting space for cherished family moments and entertaining guests.
- Step inside and be greeted by the warm embrace of timber floorboards that adorn every corner of this abode.
- Your comfort is paramount, thanks to the split system air-conditioner located in the living room.
- Bask in the sunlight in the large sunroom, equipped with ceiling fans, making it the perfect place to relax and unwind.
- The three generously sized bedrooms come complete with built-in wardrobes and ceiling fans for your ultimate comfort.
- Your culinary adventures are set to flourish in the updated kitchen, boasting modern amenities such as a dishwasher and gas cooking appliances.
- A well-presented bathroom adds a touch of elegance to your daily routine.
- Rest easy with the security of an alarm system.
- Practical extras include an external laundry and two internal toilets for your convenience.

Parking is a breeze with a double lock-up garage, offering ample space for your vehicles and storage needs.

Embrace the great outdoors with a sprawling backyard, perfect for outdoor activities and your green thumb ambitions.

Frontage size is 13.71 meters approx.

Location Highlights:

- Your little ones will adore the convenience of a childcare centre right next door.
- Just a leisurely approx. 290-meter stroll to Roselands Shopping Centre, your shopping, dining, and entertainment desires are just moments away.
- Approx. 70 meters to the nearest bus stop ensures easy access to public transportation.
- Approximately 2.6 kilometres to the M5 motorway, unlocking the city's many treasures.

Expenses:

- Council Rates: approx. \$449.00 per quarter
- Sydney Water: approx. \$195.46 + water usage

This property is not just a home; it's a canvas for your dreams and aspirations. Ideal for families, first-time homebuyers, or investors. This property promises a life of comfort and ease. Seize the opportunity to make it your own.

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