

**38 Maunder Avenue, Girraween, NSW 2145**



**House For Sale**

Monday, 30 October 2023

38 Maunder Avenue, Girraween, NSW 2145

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 556 m2**

**Type: House**



Matt Barham  
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Lekita Maitland  
0404032317

## **Auction Guide: \$1,100,000**

Impeccably maintained and presented with a generous space and refreshing decor, this brick veneer home focuses on relaxed living both indoors and out. Offering a practical floorplan and a 556.4sqm parcel of land with a 16.7m frontage, this could definitely be your perfect new home. + 3 bedrooms, main with air-conditioning.+ Spacious living area with air-conditioning.+ Large, timber kitchen with dishwasher, breakfast bar and adjoining dining room.+ Well maintained bathroom with separate toilet.+ Expansive sunroom to the rear, an ideal entertaining space.+Single garage, garden shed and a generous rear yard.Occupying an enviable position in a whisper quiet culdesac within a short stroll to Girraween Primary, Girraween High and Pendle Hill shops and station ensures that once you arrive you will never want to leave.Council Rates = \$517.00 per quarterWater Rates = \$173.00 per quarterLand Size = 556.4sqmDisclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee its accuracy. Interested parties should rely on their own enquiries.