

39 Orlick Street, Ambarvale, NSW 2560

STONE

House For Sale

Tuesday, 14 May 2024

39 Orlick Street, Ambarvale, NSW 2560

Bedrooms: 4

Bathrooms: 2

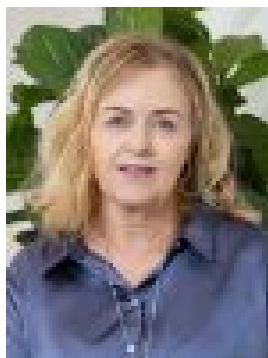
Parkings: 1

Area: 1043 m2

Type: House



Russell Wyer
0414867707



Michelle Balabka
0419473253

Forthcoming Auction

This welcoming family home is nestled on a spacious quarter acre lot with not one, but two separate driveways and an impressive 28-metre street frontage! Elevated to enjoy views of the local sports reserve and tennis courts opposite, this full-size ranch-style residence offers the perfect space for active families and dog lovers alike. Enjoy leisurely strolls and outdoor activities with furry friends in the expansive backyard and local reserves. Step onto the full-length front and rear covered verandahs, ideal for lazy Sunday afternoons or entertaining guests. Need extra space? The enormous rear pergola and separate workshop provide endless possibilities for hobbies and DIY enthusiasts. Inside the home discover four bedrooms including a master ensuite, along with generous living areas including a lounge, dining and family rooms. The garage has been converted to a comfortable games room or home office which provides added flexibility for your growing needs. The family sized kitchen is at the heart of the home and has electric appliances and ample storage space. There is also the added benefit of ducted air conditioning for year round comfort along with energy efficient solar panels. Love the idea of expanding further? Ample rear yard space is available for a freestanding granny flat and a pool, the potential for future development may also be possible. Explore the option of a dual occupancy, two-lot subdivision (subject to local planning rules) or continue to add value to the existing improvements. The cul-de-sac is quiet, Thomas Acres primary school is a 500m walk, both John Therry Catholic High school and Rosemeadow marketplace are just 1.5km walk. There is also easy access to Campbelltown Hospital and Macarthur Square shopping precincts make this a highly desirable convenient location. Forthcoming Auction, If not SOLD prior

NOTE: In preparing this, we have used reasonable endeavours to provide information that is true, however it is provided on the basis that readers will be responsible for making their own assessment of the information and are advised to verify all relevant representations, statements and information. All photographs and images are representative only, for marketing purposes.