

**4/13-15 Connemarra Street, Bexley, NSW 2207**

**Raine&Horne.**

**Villa For Sale**

Wednesday, 22 November 2023

4/13-15 Connemarra Street, Bexley, NSW 2207

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 167 m2**

**Type: Villa**



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## For Sale Price Guide \$950,000

Everyday serenity and peace of mind is a fact of life with this gorgeous villa. Nestled at the rear of a quiet friendly complex, it appreciates a conveniently central location that places it within walking distance of both Rockdale and Kogarah stations, local parks, day care and schools. Step inside and find yourself enjoying the home's naturally calm and relaxing interior, with oversized doors and tall ceilings mirroring warm timber flooring. Bedrooms are comfortably equipped with built-in wardrobes and ceiling fans, and are set opposite the nearby full bathroom. The flowing family, dining and kitchen spaces are particularly delightful to spend time in due to their connected nature. The kitchen boasts an electric cooktop and sleek slow-close cabinetry, and serves easily to the excellent outdoor timber-decked entertaining areas.

- Quiet street, very private location at the rear of a pleasant complex
- Three bedrooms with double/triple built-in wardrobes and ceiling fans
- Flowing central family, dining and kitchen area for easy communication
- Electric cooktop and tiled splashback to tidy well presented kitchen
- Bathroom with striking floor tiling, mirrored cabinetry, raised basin
- Amazing private composite entertaining deck wraps around to the back
- Zero maintenance back-of-house area, faux grass children's play patch
- Lock-up garage parking and direct access to back-of-house area
- Walking distance to Rockdale and Kogarah town centres and transport