

**4 Crucis Place, Erskine Park, NSW 2759**



**Sold House**

Wednesday, 27 December 2023

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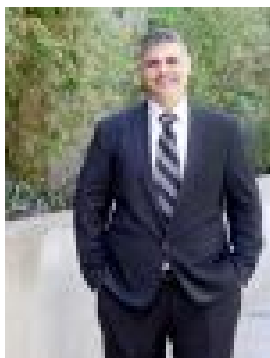
**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 3**

**Area: 670 m2**

**Type: House**



Angelo Mavris

0425361696

**\$1,095,000**

Positioned in a quiet cul-de-sac location within a well-established street, this charming home offers the perfect blend of comfort and style!\* Situated on a generous 670 sqm block\* Enter into a warm and welcoming family lounge room with combined formal dining area with timber floorboards throughout and split system reverse cycle air conditioner surrounded by plantation shutters \* 6 great sized bedrooms + study all positioned conveniently around the home and all offering built in wardrobes and ceiling fans \* 5th & 6th bedroom converted from garage - can be converted back \* Tastefully renovated kitchen with caesar stone bench top and splash-back, great bench, cupboard and fridge space with gas cooking and stainless steel appliances overlooking a second family room \* Neat and tidy 3 way main bathroom with shower and bath and separate toilet \* Light filled second living area/ rumpus room with inbuilt wet bar, leading out to the expansive fully fenced backyard, with a fantastic covered timber decking entertaining area \* Separate study area or nursery, large internal laundry and separate full second bathroom \* The entertaining area overlooks a sparkling salt water in-ground pool with spa with still enough room for the kids to play in the backyard \* Extras include; Fantastic cul-de-sac location, brilliant neighbours, close proximity to schools, shops, public transport and easy access to M4. Stunning family home with nothing to do or spend and enough space for the whole family in a high demand location. The home offers floorboards and tiles throughout, high quality renovated kitchen with stainless steel appliances, 2 bathrooms, wet bar, alarm, alluring in-ground salt water pool with spa, side access and much more. Take advantage of this rare opportunity to secure a peaceful property brimming with future scope. \* Off street parking for 3 car spaces Perfect for the growing family or investor sitting on a 670sqm block with possible rental return of approximately \$750 - \$800 per week. Distant to local amenities: Erskine Park High School - 265m Erskine Park Primary School - 1.4km Bus Stop - 300m Park - 328m Local Shopping Centre - 1.4km M4 Access - 2.7km St Clair Shopping Centre - 3.5km Call NOW for more information!\* We have in preparing this information used our best endeavors to ensure that the contents contained herein are true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own independent inquiries to verify the information provided.