

**4 Julie Avenue, Clemton Park, NSW 2206**



**House For Sale**

Tuesday, 11 June 2024

4 Julie Avenue, Clemton Park, NSW 2206

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 455 m2**

**Type: House**



Gina Alexiou  
0433004877

**Guide \$1,400,000**

Nestled in a tranquil cul-de-sac with a bright and sunny aspect, this solid home offers comfort, convenience and premium potential. Ideally located within walking distance to Yatama Park, Clemton Park Shopping Village and Public School, with city buses at your doorstep. Secluded Serenity- Generous light filled living room plus spacious family room- Formal dining room connects seamlessly to original kitchen- Covered dining patio plus good sized barbecue terrace - Large luminous main bedroom overlooks manicured front yard- Quiet second bedroom with built-in robe and back garden view- Retro-chic bathroom with shower and bath, laundry, guest w/c- Lock-up garage plus driveway parking, level lawn and manicured gardens- Ready to enjoy with prime potential for updates or renovation- 750 metres to shopping village, 850m to Clemton Park Public- Vibrant Earlwood retail/restaurant precinct within two kilometres