

**40 Rivendell Crescent, Werrington Downs, NSW,
2747**



Sold House

Monday, 5 June 2023

40 Rivendell Crescent, Werrington Downs, NSW, 2747

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Type: House



Gizzelle Powell

Another SOLD | Call or SMS Gizzelle Powell on 0428 934 618 for your FREE Market Appraisal

****Ideal Family Home or Investment Property**

This is an excellent opportunity for buyers looking for a low maintenance, easy care home in an ideal lifestyle location, the property is close to schools, shops, cafes and eateries as well as a variety of nearby transport options.

The benefits of buying this property are:

- * Four (4) generous sized bedrooms, all fitted with built ins
- * Open plan living with natural light
- * Modern kitchen with gas cooktop, stainless steel appliances and lots of storage space
- * Dry Bar to make entertaining at home easy by providing an area to prepare beverages for guests or could be converted into a 5th bedroom
- * Separate dining
- * Main bathroom with separate toilet
- * Sunroom or just an extra room that can be used to suit a variety of purposes
- * Internal laundry
- * Covered alfresco perfect for entertaining and alfresco dining
- * Undercover carport with paved driveway for extra car spaces or ideal for boat or caravan
- * Roller shutters for better light control and ventilation
- * Enjoy the continuous hot water
- * Low maintenance garden and manicured lawns for your children and/or pets to enjoy.
- * Swimming Pool ideal for the upcoming summer
- * Nestled on a 632 square metre parcel of land
- * Granny flat potential (S.T.C.A.)

Don't miss out, Call or SMS Gizzelle on 0428934618 for your private inspection or for further information.

DISCLAIMER: The above information is believed to be correct and accurate, however, RE/MAX does not guarantee its accuracy and we urge prospective buyers to make their own enquiries if necessary. Virtual furniture for illustration purposes only.

COVID19 INSPECTION POLICY:

Please note that we are adhering to strict Government guidelines to always ensure the safety of our team and the community.

We do welcome you to attend our inspections, however kindly request that you:

- * Wear a mask
- * Adhere to the social distancing guidelines of one person per four square meters.
- * Ask one of our team if you would like to open any cupboards or doors for further inspection. We are exercising a "Look don't Touch" policy to keep everyone safe.
- * Keep our team and community safe by not attending an inspection if you are feeling unwell.
- * Make use of the complimentary hand sanitizer provided at all viewings.

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