

# 42 Swan Circuit, Green Valley, NSW 2168



## House For Sale

Tuesday, 12 March 2024

42 Swan Circuit, Green Valley, NSW 2168

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 566 m2

Type: House



Heber De Carvalho  
0287608888



Francina Nikolic  
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## **Guide \$850,000**

Tucked away in a desirable pocket of Green Valley, this private family home offers an unmissable opportunity for first homebuyers and investors alike. Its sought-after address is only minutes away from local schools, parks, buses and The Valley Plaza.- Single level layout presents defined lounge and dining zones- Undercover entertaining space connects with sunlit backyard- Practical kitchen appointed with gas stove and ample storage- Three comfortable bedrooms, versatile sunroom/home office- Full family bathroom features separate shower and spa bath- Scope to update and add personal touches when convenient- Air conditioning, gas heating bayonet, laundry, linen storage- Secure lock-up garage, extra driveway parking, garden shed- Within close proximity of supermarkets, cafés and restaurants- Busby Public School and James Busby High School catchment