

# 44 The Watermark, Mount Annan, NSW 2567



## Sold House

Monday, 14 August 2023

44 The Watermark, Mount Annan, NSW 2567

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 451 m2**

**Type: House**



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**\$866,000**

This could be the perfect "First Home" you have been searching for! Ideally situated in a quiet location, this home cleverly takes advantage of an elevated position to maximise the size of the back yard and undercover entertaining area. With Mount Annan Market Place, Mount Annan High School and the open parkland area that Mount Annan is known for only a stone's throw away this property would also suit the fussiest of investors. The following are features of the home: - Large separate lounge at the front of the property with electric roller shutters + new carpet - Generous open plan family / dining area off the kitchen with new hybrid laminate timber flooring, split system air conditioning and sliding door access to the large undercover entertaining area + undercover private verandah area - Central kitchen with timber cabinetry, 600mm appliances and stylish tiled splash back - Main bedroom with mirrored built in robe, ceiling fan + ensuite access - Bedroom 2 with built in robe + ceiling fan - Bedroom 3 with new carpet + ceiling fan - Traditional 3 way bathroom with separate toilet and recently re-sealed shower recess - Double garage with remote door + access to rear yard - Large alfresco area - Private 451m<sup>2</sup> block

Mount Annan is home to just over 13,000 people and offers facilities such as a major shopping centre, fitness and aquatic centre, extensive play grounds, the Mount Annan Botanic Gardens and is less than 20km to the new Badgery's Creek Airport development. Mount Annan is also conveniently located to provide easy access to the M5 from Narellan Road. This is an area which is increasingly desirable for young families. The team here at First National Collective are very proud to be able to bring this property to the market. We have absolutely no doubt that this will be a much-loved home for many years to come. First National Real Estate Collective believes that all the information contained herein is true and correct to the best of our ability however we encourage all interested parties to carry out their own enquiries.