

**45 Bushlands Avenue, Springfield, NSW 2250**

**ONE** AGENCY  
NEIL & HELENA MANI

**House For Sale**

Thursday, 30 May 2024

45 Bushlands Avenue, Springfield, NSW 2250

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Neil & Helena Mani

## Auction

A great opportunity in a prime pocket of Springfield - this character cottage offers light filled, low maintenance living ready to enjoy or incredible scope to further develop as desired (STCA) down the track. Beautifully presented, with two good sized bedrooms, spacious living, polished timber floors, new bathroom & kitchen and a covered entertaining deck with fully fenced level backyard. This property is a promising investment for those seeking both lifestyle and value. The home comprises of:

- Spacious & light living area
- New kitchen with ample cupboard space
- Polished timber floorboards throughout
- Reverse cycle air conditioning
- Two great sized bedrooms with mirrored wardrobes and ceiling fans
- New stylish bathroom
- Internal Laundry
- Large covered entertaining deck
- Fully fenced level backyard
- Single lock up garage with additional off-street parking
- Under house storage

Centrally positioned in a high growth suburb, with easy access to local schools, shops and transport and Sydney being an easy commute drive down the M1. Comfortable as is to move into or as an astute investment - capitalising on future growth, whilst generating a good rental income. Call Neil & Helena Mani today to find out more, 0499 081 975. Notice: Whilst all care is taken by N & H Mani Pty Ltd ACN: 129 654 780 to provide correct information, this information is not tested for accuracy, currency, or completeness, and N & H Mani Pty Ltd makes no warranty or guarantee, whether express or implied as to the accuracy, currency, or completeness of the information and/or any representations made to you. You agree and accept that all information and any representations provided by N & H Mani Pty Ltd shall be strictly construed to be of a general nature only and will not be relied upon by you as a substitute for your proper due diligence. You also accept and further agree that as an express condition of having access to, and use of this information and any representations made, you will make and only rely on your own enquiries and will seek and or obtain your own independent financial and legal advice. To the maximum extent permitted by law, N & H Mani Pty Ltd shall not be liable to you, or any other person for any direct, indirect, or consequential loss or damage of any kind whatsoever caused by the use of, or reliance upon, any information or representations contained herein. Bed: 2 Bath: 1 Car: 1 Agent: Neil & Helena Mani 0432 477 909