

**45A/177A Reservoir Road, Blacktown, NSW 2148**

**Townhouse For Sale**

Tuesday, 30 April 2024



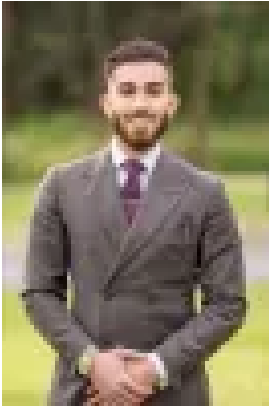
45A/177A Reservoir Road, Blacktown, NSW 2148

**Bedrooms: 3**

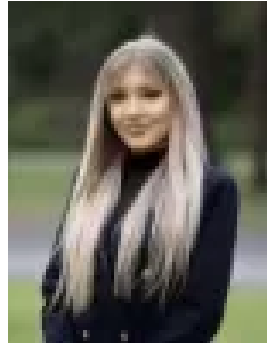
**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Just Listed!

Welcome to another listing by Blacktown's choice for selling, Nirvana! Nirvana Estate Agents presents this villa nestled within a vibrant community, this charming town house offers an ideal blend of comfort, convenience, and contemporary living. Situated within a sought-after development with swift access to major arterial roads including the M4 and Great Western Highway, this property boasts a prime location for both work and leisure. Step inside to discover a spacious layout designed to cater to the needs of modern family living. With three generously proportioned bedrooms featuring built-in wardrobes, including a sizable master bedroom complete with an ensuite. The neatly appointed kitchen boasts ample cupboard space and a convenient gas cooktop. Entertain guests or unwind with loved ones in the open plan lounge and dining area, illuminated by the soft glow of downlights throughout the residence. Enjoy moments of tranquility on the balcony, accessible from the master bedroom, offering a serene spot to savour a morning cup of tea or coffee.

**Key Features:-** 3 spacious bedrooms with built-in wardrobes- Large master bedroom with ensuite and built-in wardrobe- Neat and tidy kitchen with abundant cupboard space and gas cooktop- Open plan lounge and dining area, perfect for family gatherings- Downlights throughout the house for a warm ambiance- Ceiling fans fitted in living area and all bedrooms for added comfort- Balcony accessible from the master bedroom for outdoor relaxation- Expansive garage with ample storage space- Tiled flooring throughout the house for easy maintenance- Internal laundry for added convenience- Landscaped backyard ideal for outdoor enjoyment- Access to a swimming pool within the complex for leisurely activities

**Local Amenities-** 5.3km from Blacktown Train Station (13 minute drive)- 3.1km Blacktown South Public School (4 minute drive)- 6.5km from Seven Hills Plaza (10 minute drive)- 3.1km from Westpoint Shopping Centre (6 minute drive)- Easy Access to M4/M7, T-way & Bus stops- Walking distance to St Michael Catholic Primary School.

**Disclaimer:-** Nirvana Real Estates, its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.