

**46 Edinburgh Circuit, Cecil Hills, NSW 2171**

**Raine&Horne.**

**House For Sale**

Saturday, 25 November 2023

46 Edinburgh Circuit, Cecil Hills, NSW 2171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 489 m2**

**Type: House**



Aldo Ianni  
0433644566



Sam Ruisi  
0297251445

## Buyer's Guide: \$900,000

Impressing with a sought-after north to rear aspect, this quality residence provides an exceptional family lifestyle within a quiet street. Defined by spacious interiors and an appealing layout, it offers split living zones and a modern kitchen featuring a gas cooktop and plenty of storage space. Outside, the manicured front gardens complement the charming brick facade, while the covered alfresco area provides a private setting for relaxing or entertaining guests. Located in an idyllic family-friendly area, this superb home is handy to schools, shops and lakeside walking tracks, with motorway connections and Liverpool CBD easily accessible.

- Beautiful leadlight windows enhance the living area
- Four generous bedrooms, all fitted with built-in robes
- Master impresses with walk-in robe and modern ensuite
- Spacious main bathroom has separate shower and tub
- Air conditioning and sleek tiled flooring throughout
- Double garage with internal entry, separate garden shed

Council Rates: \$449 per quarter (approx)  
Water Rates: \$173.29 per quarter (approx)

Disclaimer: The above information has been provided to us from the vendor. We cannot guarantee the accuracy of this information and as such the information provided is not a representation by us as to the accuracy of the statement. You should rely on your own enquiries and judgment to determine the accuracy of this information to satisfy yourself of the true position. Images are for illustrative purposes only and do not represent the final product or finishes or scale.