

# 46 The Crescent, Helensburgh, NSW 2508

## House For Sale

Tuesday, 30 April 2024



46 The Crescent, Helensburgh, NSW 2508

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



Chris Kissell  
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Ron Kissell  
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## **Auction if not sold prior**

There is no better way to start your day than sitting back on your deck, with a coffee in hand and watching the sunrise over the valley or at the end of the day relaxing with your friends and family. This beautiful family home really does offer a lifestyle second to none. YOUR HOME • Sun filled living and dining with glass doors allowing easy flow to the expansive balcony • Being positioned away from the road ensures that you have plenty of privacy in addition to the picturesque outlook. • 3 bedrooms all with built-in wardrobes. • Polished floorboards throughout add aesthetic appeal and makes cleaning a breeze. • New kitchen with ample storage and bench space • Spacious and modern family bathroom, renovated laundry with additional toilet • The grassed yard is the perfect playground for children and pets alike. • At the front of the home you can enjoy the stunning outdoor balcony, ideal for year around entertaining or sit back in the leafy patio area to the rear of the home • Air conditioning as well as a combustion fireplace ensure year round comfort • Single car garage • Block size of 809m2 YOUR LIFESTYLE • Helensburgh train station is situated only 10 minutes walk from your front door ensuring you will never have to compete for parking spaces when commuting. • This is one of the only remaining areas where you can find a peaceful lifestyle less than an hour from Sydney. It offers all of those great lifestyle benefits, bushwalking, swimming holes, bike tracks, popular schools, cafes and of course plenty of friendly people. • The ever popular Stanwell Park Beach is less than 10 minutes drive away. This property will be auctioned on 25th May at 11am IF NOT SOLD PRIOR. Call now to ensure that you don't miss a fantastic opportunity. If you would like to know what your own property is worth call Ron on 0410 148 397 or Chris 0448 141 649 for an obligation free market appraisal. \* Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Ray White Helensburgh makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.