

# 53 Avoca Rd, Grose Wold, NSW 2753



## House For Sale

Wednesday, 17 April 2024

53 Avoca Rd, Grose Wold, NSW 2753

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Yuri Cattaneo  
0245880999

## Auction 14th of May

Yuri Cattaneo at First National Connect is proud to present this perfectly positioned sand stone cottage on a picturesque 2.5 acreage block surrounded by immense acreage parcels alike! This alluring residence offers delightful acreage perfectly designed for young & growing families seeking a quality lifestyle. Polished timber flooring throughout, gorgeous views upon other acreage parcels along with a contemporary, modern open planned design offers enormous space for living and entertaining. Conveniently neighbouring from North Richmond Shopping centres, local Schools and Transportation services, we would like to assure all prospective purchasers, we've found the right one for you. Be sure to watch the video for more insight! \*Rare Sand Stone Built Home \*3 Comfortable sized bedrooms, built in robes & ceiling fans \*2 Bathrooms, master bedroom offering an ensuite \*Large open planned style kitchen & dining offering a huge island bench with ample storage \*Secondary living space, perfect for young & growing families \*Split system air-conditioning, 2 inbuilt gas fire heaters + L.E.D downlighting throughout \*Dual stacker doors opening to a large under-cover BBQ entertainment area soaking up views of other acreage blocks \*9.4m X 11.4m Shed with built in loft / study. Perfect home office. Garage also comes fitted with a car hoist \*Solar Electric Panels Connected, Instant Hot Water Gas + 120,000L water tank \*Clear 2.5 Acre Corner Block frontage. Perfectly accessible for buyers seeking storage for their trucks, earth work machinery, caravans or boats & trailers \*Suitable for Equestrian Lovers, perfect for horses & other livestock pets This home represents best value in person and must be seen to be fully appreciated! Contact Yuri Cattaneo 0426145678 to arrange an inspection straight away We have clear instructions to sell this home at Auction 14th of May, 2024. Auction location; Crowne Plaza Windsor. Address; 61 Hawkesbury Valley Way, Windsor NSW 2756 Bidders registration will open between 5:30pm-6pm. Auction will commence at 6pm sharp. All information about the property has been provided to First National Connect by third parties. First National Connect has not verified the information and does not warrant its accuracy or completeness. All parties should make and only rely on their own independent enquiries in relation to the property Yuri Cattaneo | First National Connect | Richmond | Windsor | Rouse Hill