

# 54 Tall Timbers Drive, Run-O-Waters, NSW 2580

## House For Sale

Tuesday, 9 April 2024

54 Tall Timbers Drive, Run-O-Waters, NSW 2580

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1 m2**

**Type: House**



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**\$1,100,000**

When location is everything, this property is a perfect entry point home to the exclusive area that is Run O Waters. This home is looking for someone to come and stamp their own personality on it. Surrounded by multi-million-dollar properties this is a great opportunity for a buyer to secure land in Run-O-Waters. There are three good sized bedrooms, and a three-way bathroom. The kitchen is functional, and the laundry is off the kitchen and has access to the yard. The dining room and living room are combined and are straight off the kitchen. The house has a smaller fenced house paddock. The 1.07 Ha block is private with mostly cleared land, surrounded by a large tree lined wind break. At a glance....Entry property to exclusive Run O Waters location Large Shed to rear of home – 15 m x 6 m x 3 double bedrooms 2 with built ins 3-way bathroom with spa bath large shower Ceiling fans to living area and main bedroom Reverse cycle air conditional living area Gas heating and hot water Solar panels Rock wool insulation to external walls Roof insulated Open plan living Plenty of parking Small dam On septic Cleared land Private tree lined block Land size: 1.07 Ha. / 2.6 acres (approx.) House size: 127 sqm (approx.) Year built: 1996