

# 55B Mcgrath Road, McGraths Hill, NSW 2756



## Duplex/Semi-detached For Sale

Tuesday, 16 January 2024

55B Mcgrath Road, McGraths Hill, NSW 2756

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Steven Garay  
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## **JUST LISTED BY STEVEN GARAY!**

Steven Garay, unrivalled 7-times McGraths Hill Agent of the Year, is delighted to bring to market yet another great property in the popular and family-friendly suburb of McGraths Hill. Looking to buy into this great suburb, well this is the golden opportunity you have been waiting for! Duplex are a rare offering in McGraths Hill and especially with one with a stunning view like this one so I do not expect it to last for long. Ideally suit a first home buyer, astute investor, or the downsizer.

- Open plan living, dining and kitchen area features an abundance of natural light and a front balcony with a relaxing rural outlook.
- A large, well-designed kitchen features limitless cupboard and benchtop space and is centrally located for easy entertaining.
- 3 generous bedrooms are located at the rear of the property for maximum peace and privacy, 2 feature mirror built-in-robos.
- Spacious main bathroom centrally located features shower, bathtub, vanity, and w/c. There is also a family size laundry and a 2nd w/c downstairs.
- A big rumpus provides access to a covered outdoor area and low maintenance but grassy backyard for the kids or a small family pet.
- Last but not least, for car accommodation and/or storage is a double garage with handy and convenient internal access.
- Convenient location close to good schools, friendly neighbourhood shops & plenty of parks/ovals.
- Great capital growth potential due to its proximity to the growing Box Hill Growth Precinct & Metro North West Rail Link.

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.