

**6 Nambucca Place, Claremont Meadows, NSW 2747**



**House For Sale**

Wednesday, 20 March 2024

6 Nambucca Place, Claremont Meadows, NSW 2747

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Daniel Palermo



Gilda Palermo  
0431776990

## Price Guide \$900,000

The Process: Auction to be held Onsite on Saturday 20th April unless sold prior. The vendor will consider all offers prior to Auction and if an offer is accepted the auction will be cancelled. If you would like to put forward an offer or have any further questions about the process, please contact the agent.

The Property: Welcome to 6 Nambucca Street, a charming brick veneer house nestled at the end of a tranquil cul-de-sac in the family-friendly locale of Claremont Meadows. This delightful property, boasting a generous 493sqm block, is an ideal opportunity for investors, first home buyers, and families alike.

Features of the home include:

- A layout designed for comfortable living with 4 well-proportioned bedrooms, 2 featuring built-in robes, ensuring ample storage space.
- The separate lounge room is a cosy retreat, complete with split system air conditioning for year-round comfort.
- The dining area adjoins a beautifully renovated kitchen, which is sure to impress with its 40mm Caesarstone benchtops, high-quality stainless steel appliances, and an inviting breakfast bench.
- The 3-way main bathroom includes a bathtub and separate toilet, while the European-style internal laundry adds a touch of continental flair.
- Entertaining is a dream with the expansive pergola area, complemented by an outdoor kitchen and an authentic wood-fired pizza oven – perfect for social gatherings.
- For those who work from home, the converted single garage serves as a well-equipped office space, also featuring air conditioning for a pleasant working environment.
- Additional perks include sleek floorboards, modern Venetian blinds, security shutters, and side access to a meticulously landscaped, low maintenance backyard with a handy garden shed.
- This property is currently leased for an attractive \$680 per week until August 2024, with tenants happy to continue their stay, making it a hassle-free investment. Don't miss out on this gem in Claremont Meadows, where convenience and comfort meet.

Listed below is an approximate distance from the property to local amenities:

- 190m to Bus stop
- 700m to Childcare centre
- 750m to Local shops with IGA
- 1.2km to Claremont Meadows Public School
- 1.6km to M4 motorway
- 1.9km to Werrington train station
- 2.8km to New Caddens Corner shopping centre with Woolworths
- 2.8km to University of Western Sydney
- 4.9km to Nepean Hospital
- 5.1km to Kingswood High School
- 47km to Sydney CBD

Disclaimer: We have, in preparing this information, used our best endeavours to ensure that the contents contained herein are true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own independent inquiries to verify the information provided.