

7 Delaware Avenue, Caddens, NSW 2747



House For Sale

Tuesday, 2 April 2024

7 Delaware Avenue, Caddens, NSW 2747

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 305 m2

Type: House



Daniel Palermo



Ranjit Cheema
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Price Guide \$1,100,000

The Process: Auction to be held Onsite on Saturday 4th May 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: This modern and light filled 4 year old family home is perfectly nestled on a friendly street and is surrounded by similar quality homes. The location offers easy access to the M4 motorway, childcare facilities, public transport, parks, sporting fields, Claremont Meadows public school and the Caddens Corner shopping centre with Woolworths.

Features of the home include:

- 4 good size bedrooms all with built-in robes with 3 on the upper floor, including a master suite with walk-in robe and ensuite and a convenient guest bedroom downstairs, also with a built-in robe and ensuite.
- 2 separate living areas including a spacious open plan kitchen, dining and lounge room and an upstairs rumpus with ducted air conditioning throughout
- Contemporary style kitchen with Caesarstone bench tops, a large island bench and a walk in pantry plus upgraded stainless steel appliances including, a 900mm freestanding oven with gas cooktop, a range hood and a dishwasher
- High quality modern main bathroom
- Internal laundry with plenty of space, plus a separate 4th toilet downstairs
- Large alfresco area with gas BBQ connection, great for parties and family gatherings
- Double lock up garage with remote entry and internal access
- Additional features include: Security alarm, under stair storage, linen press, rain water tank
- All on a completely landscaped 305sqm block with plenty of room for the kids to play in a low maintenance backyard
- Potential rental return of approximately \$800 a week!

Don't miss out on this great opportunity to purchase a great family home in a highly sought after area. Listed below is an approximate distance from the property to local amenities:

- 130m to Bus stop
- 180m to Caddens Oval
- 900m to Caddens Corner shopping centre with Woolworths
- 900m to Childcare centre
- 1.2km to Western Sydney University
- 1.5km to Claremont Meadows Public School
- 2km to M4 motorway
- 2.6km to Kingswood High School
- 3.4km to Kingswood train station
- 3.8km to Nepean Hospital
- 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.