

**70 Howarth Street, Ropes Crossing, NSW 2760**

**THE Property Realtors**

**House For Sale**

Monday, 19 February 2024

70 Howarth Street, Ropes Crossing, NSW 2760

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 330 m2**

**Type: House**



Azeem Sarwar

## Great Location | \$900,000 - \$950,000

Azeem Sarwar from The Property Realtors is proud to present this family friendly residence that offers the perfect blend of comfort, style, and convenience. Tucked away on a tranquil street, this welcoming home is perfect for families. Impeccably maintained with well-balanced interiors, it boasts a flexible layout, ample living areas, and effortless indoor/outdoor flow. Conveniently located amidst Ropes Crossing's amenities, it offers a prime position for easy living. As you step inside, you'll be greeted by a formal living room adorned with natural light streaming through large windows, creating an inviting ambiance for cozy family gatherings or entertaining guests. Next to the living room is Master Bedroom with walk in wardrobe with its en suite. Potential rental return: \$650 per week. Features Include: + 3 bedrooms + En suite and walk in robe to main bedroom + 2 Full Bathrooms + Ceiling fans & Built ins to all rooms + Huge open plan living / dining + Functional Floor Plan, Combined kitchen, living & dining area + Lots of natural light throughout the home + Separate Formal living room at front + Good size Modern kitchen with Caesar Stone Bench tops + Gas cooking + A Separate Home Office Space or Prayer Room or a Study nook + Split system air conditioning X 3 + Separate Spacious Laundry + Spacious outdoor Alfresco area, Perfect for BBQ's + Single lock up car garage + Extra Off Street Car Parking Space + West Facing Home + Directly Opposite & with amazing lush green views all day everyday, of Wianamatta Regional Park with 2 X kids reserve play areas + Low maintenance front & backyards + Fully Fenced and Private + Built in 2015. This home provides a blend of modern convenience and sensible design for a comfortable family lifestyle. Located within close proximity to shops & public transport - 2 Mins to Ropes Crossing Village Shopping Center (Coles, Pharmacy, News agency, Childcare Center & Medical Center) - Ropes Crossing Public School - Bus Stop - Local Park with BBQ Area - St Marys Station. Act quickly as this property is sure to be snapped up soon! Contact AZEEM SARWAR at 0430 814 614 today! Don't miss out on all new listings advertised first on social media! @the\_property\_realtors. Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own inquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.