

**71 Sunflower Drive, Claremont Meadows, NSW 2747**



**House For Sale**

Friday, 24 May 2024

71 Sunflower Drive, Claremont Meadows, NSW 2747

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 653 m2**

**Type: House**



Daniel Palermo



Ranjit Cheema

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## **Auction unless sold prior**

The Process: Auction to be held Onsite on Saturday 22nd June 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: Nestled in the serene neighbourhood of Claremont Meadows, 71 Sunflower Drive presents a splendid opportunity for first home buyers, investors, and families seeking a cosy haven to call home. This charming house, sitting on an expansive 653sqm block with a massive backyard and side access offering potential for granny flat or duplex development (STCA). Features of the home include:

- 3 bedrooms, two of which boast mirrored built-in robes, ensuring ample storage space.
- Renovated kitchen serves as the heart of this home, equipped with sleek stainless-steel appliances, including an electric cooktop, oven, dishwasher, and rangehood – all certain to inspire culinary adventures.
- Separate, spacious lounge room provides a peaceful retreat for relaxation, adjoined to the kitchen is the dining area, complemented by a split system air conditioner, to ensure year-round comfort.
- Modern main bathroom, complete with a luxurious bathtub and separate toilet, caters to the needs of a bustling family.
- An internal laundry with linen press.
- Single lock-up carport under the main roof with drive-through access.
- Massive backyard, which is a true highlight, with a shed and side access offering potential for granny flat or duplex development (STCA).
- Currently leased for \$650 per week until December 2024, this home is not only a peaceful abode but also a wise investment in a sought-after location.

Don't miss the chance to make 71 Sunflower Drive your new address. Listed below is an approximate distance from the property to local amenities:

- 40m to Bus stop
- 450m to Claremont Meadows Public School
- 600m to Local shops with IGA
- 1.1km to Childcare centre
- 1.5km to Caddens Corner shopping centre with Woolworths
- 1.9km to M4 motorway
- 2km to Western Sydney University
- 2.9km to Werrington train station
- 4.1km to Nepean Hospital
- 4.2km to Kingswood High School
- 48km 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.