

8 Fallowfield Court, Werrington Downs, NSW 2747



House For Sale

Thursday, 14 March 2024

8 Fallowfield Court, Werrington Downs, NSW 2747

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 634 m2

Type: House



Daniel Palermo



Gilda Palermo
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Price Guide \$850,000

The Process: Auction to be held Onsite on Saturday 13th 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 8 Fallowfield Court, a meticulously updated single storey residence in the desirable locale of Werrington Downs. This stunning home, nestled on a generous 634sqm corner block, presents an unparalleled opportunity for investors, growing families, and first home buyers alike. Features of the home include:

- 3 well-appointed bedrooms, each with built-in robes and the main featuring air conditioning for comfort all year round.
- The heart of the home is the contemporary kitchen, showcasing a 900mm gas cooktop, electric oven, dishwasher, elegant Caesarstone benchtops complete with a convenient breakfast bar, and a modern canopy rangehood.
- Enjoy the seamless blend of style and functionality in the spacious lounge, where polished timber floorboards meet the sophistication of electric shutters.
- Adjacent lies the dining area, complemented by a split system air conditioner, perfect for family meals or entertaining guests.
- The renovated bathroom is a luxurious retreat, tiled to the ceiling with a corner bathtub and separate toilet.
- While the internal laundry features ample cupboard space, ensuring practicality in daily tasks.
- Single detached garage plus a studio or home office with an air-conditioner.
- The inviting saltwater in-ground pebblecrete pool will keep you cool on those hot summer days.
- A sizeable covered pergola area with wall mounted TV is perfect for entertaining guests and outdoor relaxation.
- The landscaped 634sqm corner block comes with a delightful cubby house and the potential for a granny flat addition (STCA).
- Offering a potential rental income of approximately \$650 - \$700 per week.
- Additional features include a solar panel system, security cameras, attic storage, and an enclosed side storage area, making this a residence that caters to every need.

Don't miss the chance to secure this exceptional property at 8 Fallowfield Court, where comfort meets convenience in a family-friendly community. Listed below is an approximate distance from the property to local amenities:

- 220m to Bus stop
- 700m to Cambridge Gardens Primary School
- 850m to Jim Anderson Park
- 900m to Childcare centre
- 1.6km to St Dominics College
- 1.7k to St Josephs Primary School
- 1.7km to Local shops with IGA
- 2km to Werrington Lakes Reserve
- 2.7km to Cranebrook High School
- 2.4km to Kingswood Station
- 4.3k to Westfield Penrith
- 4.9km to Western Sydney University Kingswood
- 6.2km to M4 Motorway
- 54km 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.