

**85 Paddy Miller Avenue, Currans Hill, NSW 2567**



**House For Sale**

Saturday, 9 December 2023

85 Paddy Miller Avenue, Currans Hill, NSW 2567

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 656 m2**

**Type: House**



Darrel Stenhouse  
0438789455



Shane Puckett  
0412667712

**\$785,000 - \$860,000**

Situated along one of Currans Hill's many pleasant, sun-dappled streets, 85 Paddy Miller Avenue is a three-bedroom home that perfectly encapsulates the neighbourhood's quiet, family-friendly atmosphere. It is located within walking distance of Currans Hill Primary School, local shops and café, and a short trip to Mount Annan Marketplace. The home opens to particularly bright and welcoming interior, sporting warm timber flooring to the front-facing living area and a calm ambience all throughout. This area flows right through to the central gas kitchen, which appreciates extra cabinetry and easy service to the adjacent dining and covered entertaining areas. Bedrooms feature carpeting and built-in wardrobes, with the primary bedroom sporting ensuite access to the two-piece bathroom. When you're not relaxing indoors, the covered entertaining area is fit for purpose, providing a huge and versatile space that is great for hosting the whole family. The backyard beyond is also large and family ready. To find out more information about this lovely home, be sure to give McLaren Real Estate a call today. Features include:

- Land size – 656 square metres
- Walking distance to Currans Hill Public School, local Currans Hill shops, and a short drive to Mount Annan Marketplace
- Double garage plus additional carport and drive-through side access
- Recently restored roof and guttering
- Large, versatile covered entertaining area and big backyard
- STCA room for granny flat

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.