

**89 Cadda Ridge Drive, Caddens, NSW 2747**

**House For Sale**

Friday, 26 January 2024



89 Cadda Ridge Drive, Caddens, NSW 2747

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 364 m2**

**Type: House**



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## Auction

This modern 4-bedroom family home is perfectly nestled on a friendly street and is surrounded by similar quality homes. Situated on a spacious 361 sqm block, offering ample space for outdoor activities and entertaining. Caddens is surrounded by vast open spaces and a host of recreational attractions to keep the family active and entertained. Enjoy wonderful local parks and playgrounds, state-of-the-art sporting facilities, village shops, a welcoming community atmosphere and the vibrant Caddens Corner Precinct. Features of the home include:

- 4 bedrooms all with built in robes, 3 ensuites plus a walk-in robe to main, and a convenient guest bedroom downstairs with ensuite.
- 2 separate living areas including a spacious open plan kitchen, dining and living room and a family room with wall mount for TV.
- Contemporary style kitchen with a large Caesarstone bench and a walk-in pantry plus upgraded appliances including a gas cooktop, range hood and a dishwasher.
- Modern main bathroom upstairs with bathtub, plus an internal laundry.
- Large alfresco area with timber deck is great for parties and family gatherings.
- Double lock up garage with remote entry and internal access plus plenty of street parking.
- Side excess to a fully fenced low-maintenance backyard with garden shed and rainwater tank.
- All on a completely landscaped 361sqm block with plenty of room for the kids to play.
- Potential rental return of approximately \$750 to \$800 per week.

Don't miss out on this great opportunity to purchase a luxurious home in a highly sought-after area. Listed below is an approximate distance from the property to local amenities: 150m to Bus stop 1km to Caddens Corner shopping centre with Woolworths 1km to Childcare centre 1.2km to Caddens Oval 1.5km to Western Sydney University 1.9km to Kingswood High School 2.2km to Claremont Meadows Public School 2.8km to M4 motorway 3.6km to Kingswood train station 3.6km to Nepean Hospital 48km to Sydney CBD