

# 9 Elm Place, Blue Haven, NSW 2262

## House For Sale

Thursday, 26 October 2023

9 Elm Place, Blue Haven, NSW 2262

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 463 m2**

**Type: House**



Matt Raveneau  
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## Contact Agent

We are proud to present this bright and vibrant single-storey home tucked away in a quiet and family-friendly street. Made for entertaining, its impeccable features and prime location make this 3-bedroom brick and tile residence one that is sure to leave a lasting impression. Providing many creature comforts including dual air-conditioning systems, an 18-panel solar power system, large covered outdoor entertaining space with second area with fire pit, gas stove-top cooking and gas hot water system and additional studio space perfect for the home office or gym, this immaculately presented home is sure to be a hit with prospective buyers and savvy investors alike. Its location in the heart of Blue Haven provides the convenience of being just moments away from major shopping centres, preschools, playing fields, public and high schools, as well as seamless access to the M1 motorway. Don't miss the opportunity to secure this gem. Contact us now to arrange a viewing. Features include: \* Air-conditioning \* Gas Hot Water \* Gas Stove Top \* Undercover entertaining area \* Open lounge and dining areas \* Well maintained lawns and garden \* Fully fenced block with side access \* Second covered outdoor area with shed \* Short drive to beaches, lakes and hospitals \* Close to Blue Haven Public School, shops and M1 motorway Land Size Approx: 463.3 sqm Rates Approx: \$1339.30 p.a. Water Approx: \$994.02 p.a. Rental Approx: \$480- \$525 p.w.