

94 Armoury Road, Jordan Springs, NSW 2747



House For Sale

Wednesday, 3 April 2024

94 Armoury Road, Jordan Springs, NSW 2747

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Daniel Palermo



Ranjit Cheema
0477992888

Price Guide \$940,000

The Process: Auction to be held Onsite on Saturday 4th May 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 94 Armoury Road, a pristine four-bedroom residence nestled in the heart of Jordan Springs, NSW. This impeccable family home, set on a generous 375 square metre block, beckons with its blend of elegance and practicality, ideal for families, savvy investors, or those stepping onto the property ladder for the first time. Features of the home include:

- 4 good sized bedrooms, 3 with built-in robes, assure ample space for the entire family, while the master suite offers a walk-in robe and an ensuite featuring a dual vanity and separate toilet.
- A spacious open plan living, dining, and kitchen area, where family life can unfold with ease.
- Modern kitchen serves as the home's hub, boasting a 900mm gas cooktop, matching electric oven, a luxurious Caesarstone island bench, walk-in pantry, and an array of high-quality appliances including a built-in microwave and dishwasher.
- Natural light pours in, highlighting the chic downlights and the comfort of ducted air conditioning throughout.
- A separate media or rumpus room provides a versatile space for relaxation or entertainment.
- Outside, the decked alfresco area invites serene outdoor living, overlooking a manicured, low maintenance backyard.
- A double lock-up garage, with remote control access, assures security and convenience, while the inclusion of a solar panel system hints at eco-friendly living and energy savings.
- All this on a generous 375sqm block boasting a potential rental return of approximately \$750 - \$800 per week, this home is not only a haven for its residents but a wise investment. Embrace the lifestyle you deserve at 94 Armoury Road, where comfort meets sophistication in a community-minded locale.

Listed below is an approximate distance from the property to local amenities: 120m to the Bus stop, 450m to Brook Kiln Park & Playground, 1.1km to Childcare Facility, 2.6km to Jordan Springs Primary School, 2.7km to Brooks Tavern, 2.8km to Jordan Springs Village Oval, 3km to Xavier College, 3.1km to Jordan Springs Shopping Centre with Woolworths, 4.2km to Werrington Train Station, 6.8km to Great Western Highway, 7km to Nepean Hospital, 7.2km to the Penrith CBD, 59km 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.