

**38B Codlin Street, Ambarvale, NSW, 2560**

**R&W**

**Duplex Semi-detached For Sale**

Friday, 2 August 2024

38B Codlin Street, Ambarvale, NSW, 2560

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex Semi-detached**



Jeff Thompson

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## "BE SMART - BE QUICK"

Rarely found, this 3-bedroom duplex located in the extremely sought after suburb of Ambarvale is one you will not want to miss.

Featuring:

- 3 Generous sized bedrooms, all with built in wardrobes
- Immaculate main bathroom with gorgeous tiled floors, single vanity, bathtub and separate toilet room
- Fantastic kitchen with electric cook top, oven and plenty of storage space
- Cozy open plan living and dining
- Tiled laundry room with external access
- Easy care timber flooring throughout, with split system air-conditioning and single lock up garage with internal access
- Easy to maintain lawns and gardens, timber decking, undercover patio plus a garden shed
- Conveniently located close to many amenities such as Macarthur square shopping center, Campbelltown Hospital, Glen Alpine Golf Course, parks, public transport and schools

Don't miss this fantastic buying opportunity - must be sold !!!

Disclaimer: All information contained herein is gathered from 3rd party sources we believe reliable. We have no reason to doubt the accuracy of this information however we cannot guarantee it. All interested parties should make and rely upon their own enquiries