

**1/37 Rosewood Avenue, Prestons, NSW, 2170**



**House For Sale**

Monday, 19 August 2024

1/37 Rosewood Avenue, Prestons, NSW, 2170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Immaculate Family Residence Showcasing Large Double Car Garage

### Why You'll Love It:

Situated in a quiet pocket of Prestons on 267m<sup>2</sup>, this inviting duplex-style town house welcomes families of small to medium sizes that are looking for low maintenance, convenience, and spacious living. 1/37-39 Rosewood Avenue is an immaculately presented, safe heaven, showcasing 3 bedrooms (with built in wardrobes), 2 bathrooms & 3 toilets (Master with ensuite), a spacious backyard with side access and a large double car garage. It's warm aura and charming character provides comfortable move-in-ready double story living which includes; an updated kitchen with stone benchtops, glass splash back, breakfast bar, and gas cooking as well as brand new carpet, new lighting and tap fittings, freshly painted interiors, newly installed mirrored sliding wardrobes, and outdoor entertaining pergola space. Conveniently located at the corner of the M5 and M7 Hume Highway corridor, this opportunity allows for a leisurely trip to the city via M5-M8 in approximately 25-30 minutes. Whether you're downsizing, buying your first home or looking for a safe investment, this property has a high value location close to local schools, shops and amenities.

### Featuring:

- 3 Bedrooms (All including built in wardrobes + Master with ensuite)
- 2 Bathrooms & 3 toilets
- Spacious double story living with practical layout including upstairs bedrooms, nook space, dining and living zones
- Updated kitchen with gas cooking
- Move-in-ready conditioning including brand new carpet upstairs, freshly painted interior throughout and newly installed mirrored sliding wardrobes
- Ground floor split air conditioning
- Low maintenance backyard with pergola
- Double car garage
- 267m<sup>2</sup> Block
- Walking distance to Prestons Public School, Amity College, Casula mall and local parks
- Conveniently located at the corner of the M5 and M7 Hume Highway corridor, allowing for a leisurely trip to the city via M5-M8 in approximately 25-30 minutes

Approximate Rental Return: \$650 - \$700 Per Week

Strata: \$600 Per Quarter

Council Rate: \$372 Per Quarter

### Best Suited For:

This inviting townhouse is best suited for small & medium families that are looking for the perfect opportunity to downsize, buy a spacious first home or enjoy a location with an abundance of convenience, and lifestyle choice. Its low maintenance and ready-to-move-in condition provides an unmissable investment opportunity to make a high yielding income.