

# 1 Annette Close, Woodberry, NSW, 2322

## House For Sale

Saturday, 24 August 2024

1 Annette Close, Woodberry, NSW, 2322

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Rob McCorriston  
0240286693

## "5TH BEDROOM OPTION A MUST TO INSPECT"

Embrace the lifestyle, the convenience, and the offerings of being situated in one of the most prized, celebrated and sought after areas that Woodberry has on offer.

Welcome to 1 Annette Close, Woodberry.

Situated on a corner 672sqm block, you will find this light filled, chic, spacious and updated family has endless appeal, and all buyer groups please take note!

This 4 bedroom clad and time home is suitable for all buyer groups and with an endless list of features, you will love the value on offer!

features include:

Master bedroom with ensuite (shower, WC and vanity) split system AC, ceiling fan and built-in robe

Bedrooms 2 and 3 with built-in robes and bedroom 4 is a great size all bedroom with ceiling fans

Formal lounge room with box AC, ceiling fan, plantation shutters and timber flooring

formal dining area / meals area or study

Beautifully renovated kitchen with European appliances including gas cooktop, rangehood, splashback, plenty of storage, recessed microwave and oven area as well as dishwasher.

Formal meals area or dining / family room

Family room / kids play room option off dining / family or option for 5th bedroom

Internal laundry

- Beautiful rear patio area that is semi enclosed and perfect for entertaining and overlooking farmland views

- Rear grassed yard perfect for the kids to play fully fenced + garden shed

Single car garage

Other Features Include:

School catchment for Woodberry Public | Francis Greenway High School

25 Minutes' walk to Beresfield Business District | 18 Minute walk to Beresfield Train station

33 Minute drive to Merewether Beach | Dixon Park Beach

Other Features

Council rates \$590.00 per quarter approx.\*

Water Rates \$250.00 per cycle + Usage approx.\*

- Return - \$580.00 - \$620.00 per week

Flexible deposit and settlement conditions are also available by negotiation with the agent if required.

Contact Rob McCorriston Today on 0406 121 166 for further information.

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