

**1 Yarra Place, Prestons, NSW 2170**

**Professionals**

**House For Sale**

Wednesday, 3 July 2024

1 Yarra Place, Prestons, NSW 2170

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 326 m2**

**Type: House**



Stuart Zullo

0297316204

## **Auction \$840,000 Guide**

Fantastic 3-Bedroom Home with Ducted Air and Prime Location! Attention first home buyers, investors, and down-sizers! This is your opportunity to secure an immaculate home with no work needed – just move in and enjoy! Features Include:- Great Design: Spacious open-plan living room and dining area.- Modern Kitchen: Recently updated appliances, including a stainless steel cooktop and wall oven.- Comfortable Bedrooms: 3 bedrooms, each with built-in wardrobes.- Stylish Bathroom: Newly renovated bathroom with a second toilet.- Climate Control: Dual-zone ducted air-conditioning.- Quality Flooring: Stylish engineered timber flooring throughout.- Energy Efficiency: 14 solar panels generating 6.6kW, roof insulation, and Whirlybird add-ons.- Parking: Single garage with internal access plus off street parking- Outdoor Space: Decent-sized rear yard with paved entertaining area. Prime Location:- Public Transport: Bus stop close to the door.- Shopping: Close to the new Woolworths shopping centre and other shopping centres.- Schools: A selection of schools nearby.- Transport Links: Edmondson Park train station, new town centre, M5, and M7 Motorways are all just moments away! Don't miss out on this fantastic opportunity!