

**12 Garden Avenue, Figtree, NSW 2525**

molenaar + mcneice

**House For Sale**

Monday, 8 July 2024

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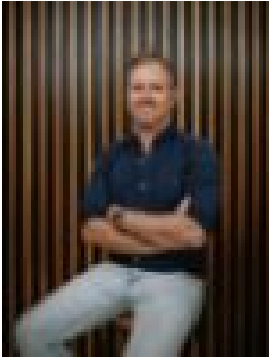
**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 664 m2**

**Type: House**



Troy McNeice  
0421026610



David Greenwood  
0422834671

## Auction Guide \$1,400,000

contemporary | space | entertainment This aspirational home is the epitome of deluxe family living. Built over two impressive levels with grand proportions and spectacular design for the true entertainer. Showcasing a prestigious lifestyle including impressive street appeal and luxuriously appointed features while enviably positioned less than 5 minutes to Figtree Grove Shopping Centre. > an awe-inspiring family home that is ready to move straight into > incredible outdoor dining equipped with kitchen and wood fireplace> air conditioning and security accessible via phone, gas fireplace > excellent kitchen features combined laundry and butlers pantry > top quality stainless steel appliances and five burner gas cooking> luxurious main bedroom boasts a walk in wardrobe and ensuite > all three other bedrooms are appointed with built in wardrobes > unique family bathroom with bath tub and huge corner shower > brand new blinds in all bedrooms and downstairs living area > beautiful tiled flooring throughout, hybrid floorings in bedrooms> downstairs can be self-contained with amenities great for guests > generous storage options including under house, garage and stairs > secure single garage and three additional carport spaces> brand new security cameras at all points of entry and house exterior > surrounded by greenery yet still moments away from amenities > award winning Figtree Gourmet Kitchen is just around the corner> lovely neighbourhood conveniently set 10 minutes to Wollongong > council = \$2,124 pa, water = \$688 pa, land size = 664 sqmWhilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Molenaar and McNeice makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.