

# 17 Allies Rd, Barden Ridge, NSW, 2234

## House For Sale

Thursday, 1 August 2024



17 Allies Rd, Barden Ridge, NSW, 2234

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



James Clarke  
0297737888

## **NOTH FACING ASPECT PERFECT FOR FAMILIES & INVESTORS**

Situated close to local schools' shops and transport is this well presented 3-bedroom home with 2 separate living areas, perfect for anyone looking to downsize, first home buyers looking to start a family or the astute Investor.

3 decent sized bedrooms all with built ins

2 separate living rooms

Kitchen with ample storage and electric cooking

Fully tiled bathroom with separate toilet

Ducted A/C with 3 zones

Child friendly backyard with covered alfresco and ample grass area

Single lock up garage with internal access and additional off street car space

100m to Shire Christian School

230m to Lucas Heights Community School

850m to The Ridge Preschool & Childcare Centre

2.2km to The Ridge Golf Course, Driving Range and Athletics track

3.4km to Menai Market Place

Currently tenanted in an existing lease.

Affordable family home for all stages of life. This is a must inspect!

For more information, please contact James Clarke on 0408 443 865.