

**17 Berger Road, South Windsor, NSW 2756**



**House For Sale**

Wednesday, 19 June 2024

17 Berger Road, South Windsor, NSW 2756

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 571 m2**

**Type: House**



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## Auction Guide \$770,000

Discover the ideal first home, investment property, or downsizer with this neat and tidy three-bedroom, two-bathroom home tucked away in a convenient pocket of South Windsor and set on 571sqm. The bright living space features timber floorboards and smart lighting, while a functional kitchen opens to a cosy dining area. Sliding doors provide access to a full-width covered entertaining area, perfect for family gatherings. All bedrooms feature built-in wardrobes, and the home stays comfortable year-round with ceiling fans throughout. Two bedrooms have split-system air conditioning, with an additional unit in the living room for added climate control. Outside, enjoy the sunny inground pool and a handy outdoor shed. Furthermore, the property also boasts side access for parking a caravan, boat, or extra car, and a carport offers the potential for conversion into a secure garage. Additional features include 6.5 kW solar panels, NBN fibre to the premises, and roller shutters perfect for shift workers. Located just minutes from Windsor township, 20 minutes to Rouse Hill Town Centre, and 24 minutes to Penrith CBD, this home blends suburban tranquillity with urban amenity. Features: - Three-bed, two-bath home ideal for first-time buyers, investors or downsizers - Bright living space with timber floors, smart lighting, and a functional kitchen - Sliding doors lead to a rear full-width covered patio - Comfortable year-round with ceiling fans and multiple split-system AC units - Inground pool, handy outdoor shed, and side access for boat or caravan - Well-sized carport with potential to convert to a lock-up garage - 6.5 kW solar panels, NBN fibre to the premise, and roller shutters - Minutes from Windsor township with easy access to Rouse Hill and Penrith - Contact your friendly Cutcliffe agent today for more information or to arrange a private inspection.