

**19 Burlina Circuit, Elizabeth Hills, NSW 2171**

**Raine&Horne.**

**House For Sale**

Tuesday, 2 July 2024

**19 Burlina Circuit, Elizabeth Hills, NSW 2171**

**Bedrooms: 3**

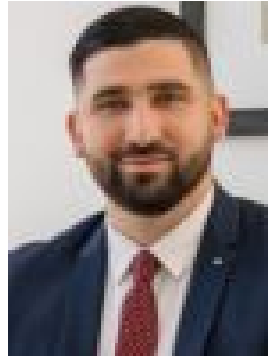
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jack Cailotto  
0452227023



Aldo Ianni  
0433644566

## **Auction at Doltone House, Club Marconi, 24 July**

Located in a whisper-quiet, quality neighbourhood directly opposite leafy Hinchinbrook Creek reserve and footsteps to a lake, is this double storey contemporary family home on an easy-care 670m<sup>2</sup> block with child and pet-friendly fenced backyard and north-east facing alfresco entertaining. Current owners have taken excellent care of this stylish modern home and presentation is immaculate internally and externally; its lovely street appeal will entice you inside and you will not be disappointed! Summary of features:

- 3 bedrooms all with built-in robes, private balcony off master
- Two fully tiled bathrooms, separate shower and bath in main
- Kitchen with stone benches, gas cooktop, s/steel appliances
- Separate living areas, family room flows out to covered deck
- Internal laundry, powder room on ground floor for convenience
- Double lock-up garage at rear of block accessed via laneway
- Ducted air-conditioning, plush carpets and easy-care tiled floors
- Tasteful décor throughout, no money needing to be spent
- Delightful, leafy protected parkland view from upper balcony
- Short walk to bus stops, parks, and Cecil Hills High School
- Close proximity to a variety of public and independent schools
- Quick easy access to major arterial transport routes incl: M7
- 14 minutes to Western Sydney Airport (opening in 2026)
- Suit investor, downsizer/retiree, families - low maintenance

This is property that is going to generate masses of enquiry from a range of buyers who will be attracted to the location, lifestyle, and presentation. It's an easy property to lock and leave when off travelling and one that will always be a pleasure to return home to. Make it yours and look forward to living your very best life. Disclaimer: The above information has been provided to us from the vendor. We cannot guarantee the accuracy of this information and as such the information provided is not a representation by us as to the accuracy of the statement. You should rely on your own enquiries and judgment to determine the accuracy of this information to satisfy yourself of the true position. Images are for illustrative purposes only and do not represent the final product or finishes or scale.