

**31 Boythorn Avenue, Ambarvale, NSW 2560**



**House For Sale**

Monday, 8 July 2024

31 Boythorn Avenue, Ambarvale, NSW 2560

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 630 m2**

**Type: House**



Tom Spiljar

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## Timed Sale Guide \$800,000 - \$850,000

Timed Sale finishes on Tuesday 23rd July @ 3pm. Successful purchase will be subject to a cooling off period. \*THIS IS NOT AN ONLINE AUCTION. To register to offer OR to follow this campaign copy the below link into a search engine: <https://buy.realtair.com/properties/136046> Looking for a spacious and comfortable home in the heart of Ambarvale? Then look no further. This spacious 4-bedroom home has an abundance of opportunity for further improvements to add your own personal touches to. Featuring warm and inviting large light-filled separate lounge room, separate dining with split system air conditioning and large screened sunroom. The kitchen has load of cupboards and bench space and is in original condition. There are four comfortable bedrooms, perfect for families who value space and comfort, built in wardrobes to three rooms with a mirrored sliding robe to main. There is also a three-way design bathroom and laminate flooring throughout. There is a large level private backyard with Colorbond fencing and established gardens with ample room for kids or pets to play in. There is a secure and convenient single garage, large internal laundry and second toilet. Granny flat potential, subject to council approval on a generous level 630.2m<sup>2</sup> block. Located in the heart of Ambarvale, this home is just minutes away from parks, schools, shopping, dining, and Macarthur square entertainment and restaurant precinct. Do not miss this incredible buying opportunity.\* Harcourts has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, prior sale or withdrawal without notice.