

**39 John Batman Avenue, Werrington County, NSW
2747**

Professionals

Sold House

Monday, 18 March 2024

39 John Batman Avenue, Werrington County, NSW 2747

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 659 m2

Type: House



Ross Heidtmann
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\$866,136

Here is a fantastic opportunity for any first home buyer or first investor wanting a solid 3 bedroom brick home set on a very generous 659m² allotment in a great location of the much sought after Werrington County area. This property has just undertaken some recent modern renovations with brand new carpets to the bedrooms, modern flooring in the living areas and freshly painted throughout. The property offers a spacious open living design with a great size lounge/dining area with new curtains and large windows to help capture that beautiful morning sunlight. The kitchen is dated but offers plenty of high & low cupboards, ample bench space, brand new electric oven, large pantry and dual stainless steel sink. The large windows offer a great outlook to the backyard. There are three good sized bedrooms each with new quality carpet flooring, new curtains & ceiling fans. The main bedroom has a triple built-in cupboard. The bathroom has been updated in recent years and consists of a separate shower, bath, stylish vanity with ample draws & cupboard space, stainless steel towel racks and large wall mirror. The toilet is separate again. Outside there is double gates with easy side access that lead to a huge 7m x 6m Colourbond shed with rollerdoor. There is also a bricked dog kennel. The established lawn, trees & gardens set on this fully fenced 659m² allotment completes this amazing package. The backyard is large enough to contain a granny flat, subject to council approval. The location is fantastic with a local school across the road, bus stop 20m's down the street, local shops, service station & fast food outlets around the corner and is a short drive into both the St Marys CBD and back to the Penrith CBD. For further information please call Ross Heidtmann on 0407 113 039. Asking price \$819,990.