

40 Warburton Crescent, Werrington County, NSW 2747

Laing+Simmons

House For Sale

Tuesday, 25 June 2024

40 Warburton Crescent, Werrington County, NSW 2747

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 665 m²

Type: House



Paul Abassi
0418628138

Auction 13th of July at 5:30pm

OPEN HOME - SATURDAY 29TH OF JUNE AT 12PM - 12:30PM AUCTION - SATURDAY 13TH OF JULY AT

5:30PM Embrace the opportunity to own this beautiful home in the heart of Werrington County. Boasting a modern kitchen that caters to culinary enthusiasts, this property offers a focal point of contemporary comfort amidst a home that retains its original charm. Perfect for outdoor entertaining, a serene in-ground swimming pool awaits, promising relaxation and enjoyment during warm summer days. Occupying an approximately 665sqm parcel of land, this family home offers a wonderful opportunity for the family or astute investor. Features include: + Three spacious bedrooms, each complete with built-in wardrobes and ceiling fans + Stylish modern kitchen showcasing an electric cooktop, stainless steel appliances, generous storage options, and an inviting island bench with breakfast bar + Main bathroom featuring a bathtub, shower and vanity + Separate powder room + Bright and airy living room upon entry + Internal laundry providing direct access to a charming sunroom + Expansive sunroom seamlessly connecting to the outdoor pergola and pool area + Relaxing outdoor pergola area ideal for entertaining + Inviting in-ground swimming pool for enjoyment during warmer seasons + Undercover single carport + Combined single garage/workshop catering to storage and hobby needs + Rental Potential: \$680 - \$700 per week approx. For further information please contact our friendly staff on 9673

2200. Disclaimer: We have been furnished with above information, however, Laing + Simmons The Abassi Group gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.