

**41 Shirley Street, Carlingford, NSW, 2118**

**Laing+Simmons**

**House For Sale**

Thursday, 1 August 2024

**41 Shirley Street, Carlingford, NSW, 2118**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ray Fayad  
0298907777



Daniel Mourad  
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## Shirley You Will Love This

Located in the highly sought-after Carlingford area, this charming home sits on a substantial 696m<sup>2</sup> block with a 19.3m frontage. Featuring a spacious and functional layout, large bedrooms, a combined living and dining area, and backyard complete with a driveway and lock-up garage. Positioned near the emerging 'The Carling' precinct, which includes 17 new retail spaces including supermarket, and childcare centre, as well as the new light rail connecting to Parramatta CBD, this property presents an ideal opportunity for first home buyers or astute investors.

- 4 bedrooms
- Ensuite with spa bath and walk in robe to master
- Kitchen with stone bench top & gas cooking
- Alfresco dining area
- Tiled living area
- Lock up garage, shed & carport
- Under house storage
- R4 zoning

### Location

- 130m to Larry Bolitho Reserve
- 500m to Carlingford Court & Surrounding shops
- 750m to new Carlingford Light Rail Station

### Schools & Childcare

- Carlingford Public School
- Cumberland High School
- The Kings School
- Tara Anglican School for Girls
- Golden seeds Early Learning