

**44 Brooke Street, Yarrawarra, NSW, 2233**

STONE

## House For Sale

Wednesday, 11 September 2024

44 Brooke Street, Yarrawarra, NSW, 2233

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Ezra Malolo  
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## **Idyllic surrounds and spacious family living**

Presentation shines in this family home surrounded by beautifully landscaped gardens. Open plan and spacious with lots of natural light, it features two living areas including a combined living and dining that flows seamlessly out to a covered alfresco entertaining area and a tiered backyard. Just metres from sporting fields and close to schools, shops and transport, it offers a relaxed lifestyle.

- Light and spacious open plan living and dining with split system air-con
- Second living at the front with beautiful natural light and front yard views
- Three good size bedrooms, two with built-in robes, one with a ceiling fan
- Good size kitchen with electric appliances, dishwasher and lots of storage
- Stylishly renovated main bathroom with separate toilet, renovated laundry
- Large undercover alfresco entertaining leading off the main living and dining
- Beautifully landscaped spacious tiered backyard, single garage with storage
- Unbeatable location close to sporting fields, shops, schools and transport