

# 44 Kirkham Road, Auburn, NSW 2144



## House For Sale

Wednesday, 3 July 2024

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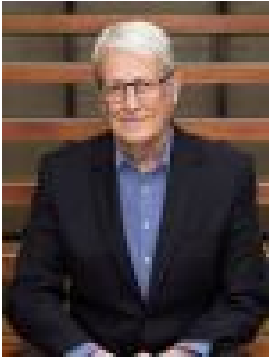
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 313 m2**

**Type: House**



Steve Sanders

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## **auktion**

Make sure you inspect this modern home situated in one of the most sought-after estates in the Western Suburbs, the 'Ashgrove Estate' built by Mirvac Homes. The Ashgrove Estate is a very popular choice with home buyers and includes an in-ground swimming pool, tennis court and BBQ area as part of its facilities. Currently leased to good long-term tenants for \$1,150 per week until April 2025, this large, north facing modern and well-presented 4 bedroom family home with a double lock up garage offers an expansive formal lounge room, modern gas kitchen with stone benchtops and quality appliances, a separate dining/family room flowing onto an undercover entertaining area and expansive private low maintenance yard. Features include ducted air conditioning, quality timber and tile flooring throughout, 3 bathrooms and internal laundry. Upstairs boasts a full vogue bathroom and 4 huge bedrooms, master bedroom with a huge full size ensuite with bath and walk in robe plus access to a good-sized usable north facing balcony and all bedrooms have built-in robes. Centrally located with easy access to the main motorways and only 1.7 klms to Berala train station and Berala Shopping CBD with Woolworths, Gloria Jeans, Post Office, Medical centre, Pharmacies, Cafes and specialty shops.\* Huge 4 bedroom North facing family home\* 2 full sized bathrooms, 3 toilets\* Big bedrooms with built-in robes\* Main with ensuite, walk in robe and balcony\* Enormous formal lounge, ducted air conditioning\* Modern kitchen with gas cooking and stone benchtops\* Separate dining & family room, timber and tiled flooring\* Undercover entertaining area, large private yard\* Double lock up garage, internal laundry\* Sought after Ashgrove Estate by Mirvac Homes\* Access to in-ground swimming pool, tennis court & BBQ area\* Leased for \$1,150 per week until April 2025\* Council \$373qtr, Water \$170qtr, Community Levy \$251qtr

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