

**67 Phoenix Avenue, Stanhope Gardens, NSW 2768**



**House For Sale**

Wednesday, 19 June 2024

67 Phoenix Avenue, Stanhope Gardens, NSW 2768

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 460 m2**

**Type: House**



Aron Tomkins  
0296726000

## JUST LISTED

Nestled conveniently central, this tranquil home will delight those searching for a family home. This home is designed to accommodate any family lifestyle or the savvy investor. With public transport, Parklea markets and local parkland reserves close by, this home offers great lifestyle benefits for the modern-day family. • Generous light filled interiors with separate lounge and dining • Modern kitchen with gas cooking, large pantry and breakfast servery leading to family room • Main bedroom with walk-in robe and private ensuite • Reverse cycle air conditioning plus ceiling fans, new LED lighting and freshly painted • Main bathroom conveniently located adjacent to other bedrooms • Generous gardens with tranquil covered entertaining/alfresco area • Stencil Crete driveway plus double garage with rear access • Conveniently located within a short distance to Stanhope Village Shopping, and major transport. <https://schoolfinder.education.nsw.gov.au/> Close to all amenities:- Sunnyholt Road T-way 900m walking 8mins/driving 8mins- M7 Direct Access North & South 2.5km driving 4mins- Samantha Riley T-way 2.8km walking 33mins/driving 6mins- Balmoral T-way 2.5km walking 28mins/driving 8mins- Norwest Business Park 4.5km walking 45mins/driving 9mins- Glenwood High School 2.3km walking 32mins/driving 5mins- Stanhope Gardens Shopping Centre 1km walking 13mins/driving 5mins- Blacktown Leisure Centre 1km walking 13mins/driving 5mins- Parklea Markets 950m walking 15mins/driving 5mins- Parklea Primary School 1.9km walking 28mins/driving 6mins - The Ponds Shopping Centre 3.3km walking 44mins/driving 6mins- John XXIII Catholic School 2.8km walking 38mins/driving 7mins All distances and estimated walking/driving times sourced through Google Maps. This is the complete package! Don't miss out! The above information has been furnished to us by a third party. We have not verified whether or not the information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate. **IMPORTANT:** Electronic check in is a **MUST** at all of our inspections. If you feel unwell please **DO NOT** attend our inspections Stay Home. For more information please contact the listing agent. If you send an email inquiry, please provide as follows:- First Name- Surname- Contact Phone Number Only Inquires with above details will be responded to. If you send an SMS inquiry, please provide as follows:- First Name- Surname- Email address Only Inquires with above details will be responded to.