

**7B Kent Road, Narellan Vale, NSW, 2567**

STONE

**House For Sale**

Monday, 2 September 2024

7B Kent Road, Narellan Vale, NSW, 2567

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Perfect for the first-home buyer or investor

Nestled in a serene and sought-after pocket of Narellan Vale, this well maintained 3-bedroom home offers a perfect blend of comfort, style, and convenience. Whether you're a growing family, a first-time buyer, or investor, this home ticks all the boxes.

The renovated kitchen is the heart of the home, featuring sleek cabinetry, ample storage and a dishwasher. The separate living and dining areas provide a flexible space for both entertaining and daily living, with large windows that fill the rooms with natural light.

Each of the three bedrooms is thoughtfully designed with ceiling fans and built-in wardrobes, ensuring everyone has their own comfortable retreat. The split system air conditioning provides year-round comfort, keeping you cool in summer and warm in winter.

Outside, the expansive grassy area is perfect for kids to play, pets to roam, or for hosting weekend barbecues with friends and family. The addition of a clothesline is a practical touch, and the single garage offers secure parking or additional storage space for your needs.

Beyond the home itself, the location is a true highlight. You'll be only moments away from the bustling Narellan Town Centre, where you can enjoy a variety of shopping, dining, and entertainment options. For families, the convenience of being within walking distance of Narellan Public School and Elizabeth Macarthur High School is invaluable, making the morning school run a breeze.

Currently rented to tenants in Alease until November paying \$600 p/w

### Features

- > 3 bedrooms with ceiling fans and built-in wardrobes
- > Recently renovated kitchen with dishwasher
- > Separate living and dining areas
- > Split system air conditioning
- > Large outdoor grassy area with clothesline
- > Single garage
- > Quiet location, only moments away from Narellan Town Centre
- > Walking distance to Narellan Public School and Elizabeth Macarthur High School

NOTE: In preparing this, we have used reasonable endeavours to provide information that is true, however it is provided on the basis that readers will be responsible for making their own assessment of the information and are advised to verify all relevant representations, statements and information. All photographs and images are representative only, for marketing purposes.