

# 8 Elouera Court, Claremont Meadows, NSW 2747

## House For Sale

Sunday, 23 June 2024



8 Elouera Court, Claremont Meadows, NSW 2747

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 566 m2

Type: House



Daniel Palermo



Ranjit Cheema  
0477992888

## **Auction unless sold prior**

The Process: Auction to be held Onsite on Saturday 20th July unless sold prior. The vendor will consider all offers prior to Auction and if an offer is accepted the auction will be cancelled. If you would like to put forward an offer or have any further questions about the process, please contact the agent.

The Property: Nestled within the tranquil precincts of Claremont Meadows, 8 Elouera Court emerges as an impeccable offering to the astute investor, the growing family, or a first home buyer. This four-bedroom haven has been modernised with fresh paint & new roller blinds throughout and is set upon a generous 566sqm block, exemplifying suburban living with a touch of elegance. Features of the home include:

- 4 bedrooms, each furnished with built-in robes, 3 with new floating flooring, providing ample space for rest and rejuvenation.
- The heart of this brick veneer residence is undoubtedly the capacious kitchen, complete with a new gas cooktop, an inviting breakfast bar, and an abundance of storage, seamlessly blending into the dining area.
- Separate formal lounge welcomes guests, while the substantial family room at the rear promises endless joy for family gatherings.
- Comfort is paramount with ducted air conditioning throughout, ensuring a temperate environment all year round.
- A sizable bathroom, featuring a large shower, a relaxing bathtub, and a separate toilet, plus an internal laundry with a storage cupboard, catering to the needs of a bustling household.
- Double lock-up carport with remote entry also can be used as a covered entertaining area which is complemented by an outdoor kitchen.
- Completely landscaped backyard adorned with fruit trees and a large garden shed all on a 566sqm block.
- For the investor, a potential rental return of approximately \$700 per week is not to be overlooked. Embrace the opportunity to make 8 Elouera Court a cornerstone of your portfolio or the foundation of your family's future.

Listed below is an approximate distance from the property to local amenities:

- 350m to Bus stop
- 800m to Childcare centre
- 900m to Local shops with IGA
- 1km to Gipps Street Recreational Precinct (under construction)
- 1.3km to Claremont Meadows Public School
- 1.8km to Wollemi College
- 1.8km to M4 motorway
- 2.2km to Orchard Hills Metro (under construction)
- 2.4km to Caddens Corner shopping centre with Woolworths
- 2.9km to Western Sydney University
- 3.5km to Werrington train station
- 4.8km to Nepean Hospital
- 4.9km to Montgrove College
- 5.1km to Kingswood High School
- 48km to Sydney CBD

**Disclaimer:** We have, in preparing this information, used our best endeavours to ensure that the contents contained herein are true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own independent inquiries to verify the information provided.