

# Lot 22 Squires Ave, Cobbitty, NSW 2570

## Sold House

Saturday, 25 November 2023

Lot 22 Squires Ave, Cobbitty, NSW 2570

Bedrooms: 5

Bathrooms: 2

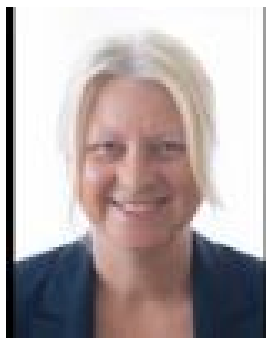
Parkings: 2

Area: 1021 m2

Type: House



Carmel Lonergan



Donna Ganoy  
0435914137

**\$1,295,000**

Are you a property investor looking to secure an affordable home with impressive returns? Claim your exclusive \$35k\* rebate off your mortgage for a great head start. Available for a limited time, we'll help make it easier and quicker for you to reap the rewards sooner. Beautifully presented and exceptionally located, this gorgeous display home provides an outstanding leaseback opportunity for the astute investor. This last stage of Arcadian Hills offers premium positioning within the community. It consists of just twenty-three oversized lots that back into heritage land that is never to be built on. A unique floor plan that is designed for the modern family, the Boambee home design delivers from the outset, with a large double garage allowing you easy and secure access directly into your home. These functional, well-appointed homes offer the highest quality of finishes while remaining low maintenance, making them perfect for families. The Boambee's unique floorplan includes 5 expansive bedrooms, each with built in robes and large windows to maximise natural light. While the master provides a retreat for parents after a busy family filled day, with a spacious layout and stylish ensuite.

- Gorgeous 5-bedroom display home with built in robes and stylish ensuite to the main
- Superb chefs' kitchen with Caesarstone benchtops, breakfast bar, ample storage, gas cooking and stainless-steel appliances
- Multiple storage options and living spaces, including easy flow to a rear alfresco
- Double car garage with dedicated workshop; solar panels and water tank included
- Built by trusted award-winning builder AVJennings;
- Within 15 minutes from lifestyle and daily conveniences, established infrastructure, popular schools, major shopping, medical facilities, a morning surf and playgrounds

Whether you're a seasoned investor or starting your portfolio, our \$35k\* mortgage rebate gives you the breathing space to juggle cash flow and will pave the way to achieving your financial goals. Contact us today to find out more. \*Terms and Conditions Apply. Disclaimer: Prices stated are subject to availability. Additional costs for stamp duty, utility connections, and statutory requirements may be incurred pending location of property. Images are indicative only. All descriptions have been prepared in good faith and with due care however may be subject to change without notice at any time. Purchasers should inform and assure themselves by inspection, independent advice or as otherwise necessary prior to purchase. ®Registered Trademark. ©AVJennings Properties Limited. ABN 50 004 601 503. Builders Licence 39168C. The Arcadian Hills "\$35K rebate" Promotion commences 10am 31 August 2023 and concludes at 5pm 30 November 2023 unless all Preselected Lots are sold. The promotion applies to selected properties only. Offer conditional on strict compliance with AVJennings property purchasing procedures. [Click here for full terms and conditions.](#)