

**16/44 Gumdale Avenue, St Johns Park, NSW 2176**



**Villa For Sale**

Monday, 8 July 2024

16/44 Gumdale Avenue, St Johns Park, NSW 2176

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 104 m2**

**Type: Villa**



Michael Gerace  
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## AUCTION

Located in the very popular suburb of St Johns Park we have this immaculately presented villa in a neat and tidy complex which would suit a first home owner, downsizer or investor looking to get into the market. The property has a unique large grassed courtyard with a covered patio, it's also been freshly painted and landscaped so all you need to do is pack your bags and move in! Conveniently located to local shops, T-way, bus transport, parklands walking tracks and schools this property is sure to please a family looking for a place to call home. Rare opportunity in this area not to be missed!

- 3 spacious bedrooms with mirrored built ins
- Well-kept kitchen with Gas cooktop
- Combined lounge and dining area
- Tiled flooring throughout
- Bathroom with separate toilet
- Internal laundry
- Ducted air conditioning and alarm
- Remote garage with internal access

Auction: Saturday 27th of July on site 10.30am  
Inspections: As advertised online or by appointment  
Contact: Michael Gerace 0418 425 242