

**6/77 Boronia Road, Greenacre, NSW 2190**



**Villa For Sale**

Wednesday, 3 July 2024

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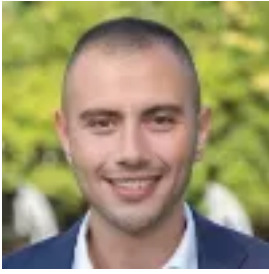
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 192 m2**

**Type: Villa**



Mark Saleh  
0286685754



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## Price guide \$700,000

Set at the end of a quiet cul-de-sac within a boutique complex, this charming garden villa welcomes an abundance of northern sunshine and offers an open lounge/dining space with three double bedrooms and dual courtyards. Designed with a focus on seamless in/outdoor entertaining, the private property is 750m from Greenacre shopping hub, diverse dining and public transport.- Enter via a private courtyard, beautifully enhanced with cascading greenery- Combined living and dining space with timber floors and dual outdoor flow- Partially covered entertainers' courtyard is bordered with manicured gardens- Contemporary kitchen features stone benches and stainless steel appliances- Three good-sized bedrooms with built-ins, neutral colour schemes- Updated bathroom reveals chic tiled walls, with separate bath and shower- Air-conditioning, practical single-level layout with space to entertain/gather- Readymade investment or first home opportunity within an area of demand- Double lock-up garage with internal access- 10-minute walk to shopping, quality schools, Leo Reserve, sporting grounds

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