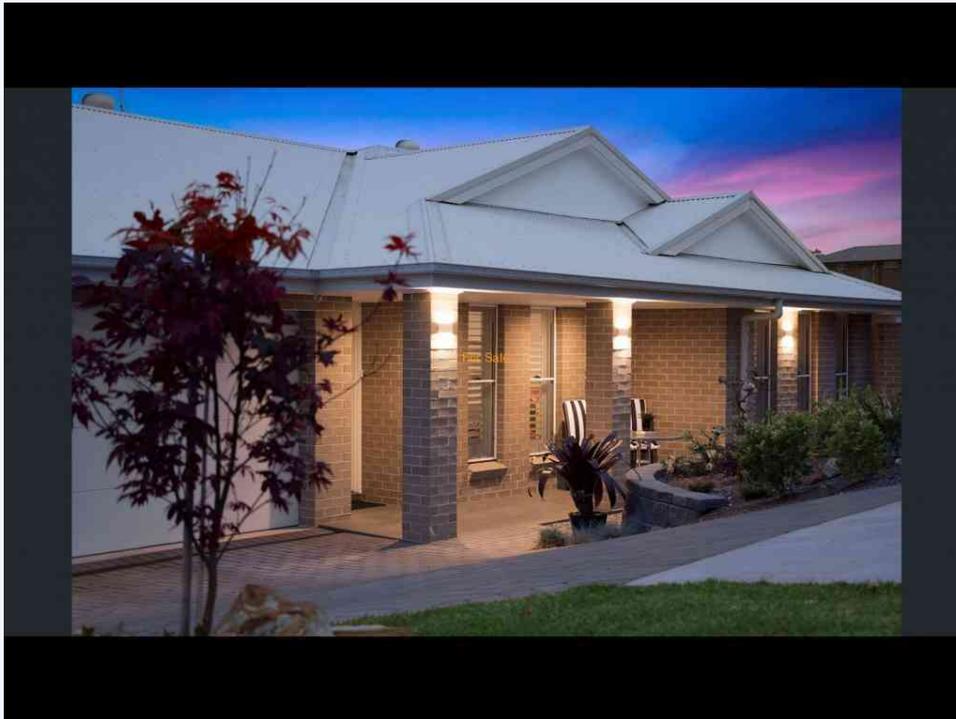


PRICED TO SELL - A REMARKABLE OPPORTUNITY

Sold. OPEN THIS SATURDAY



17 Arbour Avenue,, Fletcher, New South Wales, 2287

Priced To Sell - A Remarkable Opportunity

The rear of this well finished off 4 year old single level property faces north and the aspect and openness of the home allows for an abundance of natural light year round and due to the homes elevated position has a great ever changing view that stretches out to the wetlands and beyond. With a sparkling Inground swimming pool and fully fenced yard ready for the summer! and with a substantial 740m2 corner block allowing for additional off street parking for 3 more vehicles (off street in addition to the double garage). The gardens are low maintenance drought tolerant plantings that really set the scene for entertaining on weekends or retreating from a busy day. The vendors are motivated as building is soon to be commenced on their next project and a delayed settlement could be discussed is this is attractive to a potential buyer. There are features like ... Ducted air-conditioning and alarm system LED down lights 2 living areas Space for a large dining table Wall mountings for TVs and nbn connected Main bedroom easily fits king bed with side tables, there is an en-suite with double vanity and WIR. Kitchen has large island bench with waterfall stone edges and plumbed in fridge as well as walk in pantry and walk in linen. A very popular floor plan for easy living. There is a depreciation schedule (by BMT) on offer for an investor and a rental appraisal on request with tenants ready to go if leased as an investment property.

BASE INFORMATION:

Bed : 4
Bath : 2

LAND INFORMATION:

Lot Size : 740

CONVENIENCE:

General Amenities: Swimming Pool,Dishwasher,



Name **Jesse Mulligan**
Address