



36 Yellena Road Fletcher, NSW

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### Light-filled & low maintenance in Sanctuary Estate

This lovely home, with open plan living/dining spaces and alfresco entertaining area at the rear of the home, will be highly sought after! Air conditioning, a double garage equipped with a rear roller door adds a touch of comfort and convenience will make it top of your list! The property also features;

- Open plan lounge and dining with tiled floors and A/C
- Island kitchen with electric hob and oven plus dishwasher
- All three bedrooms with full length windows, built-in/walk-in robes and ceiling fans
- Step outside to alfresco entertaining and north facing rear
- Full main bathroom with bathtub and shower, Master with ensuite
- Fully fenced easy care yard
- Estate features sports fields, playgrounds, childcare, medical & community centre
- Moments from Fletcher shopping village and Bishop Tyrrell Anglican College, (bus stop located at Fletcher Community centre, via pathway opposite the house)

**Price:** \$670 per week

**Bond:** \$2,680

**Available Date:** 29/07/2024



**Allyson Andrian**

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

