44 Brooke Street Yarrawarrah, NSW

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Idyllic surrounds and spacious family living

Presentation shines in this family home surrounded by beautifully landscaped gardens. Open plan and spacious with lots of natural light, it features two living areas including a combined living and dining that flows seamlessly out to a covered alfresco entertaining area and a tiered backyard. Just metres from sporting fields and close to schools, shops and transport, it offers a relaxed lifestyle.

- Light and spacious open plan living and dining with split system air-con
- Second living at the front with beautiful natural light and front yard views
- Three good size bedrooms, two with built-in robes, one with a ceiling fan
- Good size kitchen with electric appliances, dishwasher and lots of storage
- Stylishly renovated main bathroom with separate toilet, renovated laundry
- Large undercover alfresco entertaining leading off the main living and dining
- Beautifully landscaped spacious tiered backyard, single garage with storage
- Unbeatable location close to sporting fields, shops, schools and transport

Inspect: Saturday, 21st September 2024 11:00 - 11:30

Auction: 01/10/2024 05:15 pm

Price: Auction unless sold prior
Council Rates: $454.70 p/q
Water Rates: $172.79 p/q

Rhys Christofa
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BEDROOM 1
3.5 x 3.6 M

ROBE

BATH
2.4 x 1.5 M

TOILET
1.6 x 1.0 M

BEDROOM 3
2.5 x 3.2 M

ROBE

AC

C

C REF. C

FAMILY
7.1 x 4.8 M

BEDROOM 2
2.4 x 3.1 M

ENTRY

KITCHEN/
DINING
6.0 x 2.0 M

DW

VERANDAH

LIVING
5.6 x 4.6 M

ROLLER DOOR

GARAGE
3.0 x 5.3 M

ROBE

W

L'DRY
2.8 x 1.3 M

ALFRESCO
5.0 x 6.0 M

RESIDENCE

GARAGE ALFRESCO

Site Plan

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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.

44 Brooke Street
Yarrawarrah

STONE

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only.
This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.