



27 Waples Road Unanderra, NSW

3 1 1

### Family home or astute investment

Set across a comfortable single level, this refreshed weatherboard home ticks all the boxes for easy modern living, with options to add further value down the track. Backing onto a tree lined reserve, it enjoys relaxing green outlooks to the rear, while welcoming beautiful all-day sun from the north. Farmborough Road Public School is just around the corner, with local shops approx. 500m walk away.

- Fresh crisp interiors with easy-care modern flooring and inviting decor
- Bright open lounge/dining area and updated stone kitchen with gas cooking
- Large private backyard includes cubby house, shed and veggie/herb gardens
- Near level 573sqm (approx.) block provides scope to extend or rebuild later on (STCA)
- Three good sized bedrooms all appointed with built-in robes and ceiling fans
- Air conditioning, off street parking, garage converted to rumpus/storeroom
- Perfect opportunity for young families or downsizers wanting ease of living
- Child care just across the road, Woolworths and Unanderra Station within 1.5km

The below rates are provided as a guide:

**Inspect:** Saturday, 19th October 2024 2:00 - 2:30

**Price:** Price Guide \$780,000 - \$850,000



**Neil Webster**

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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.



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.