



1/6 Platypus Close Figtree, NSW

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**Peaceful residence set in small boutique complex**

Nestled in a tranquil and leafy cul-de-sac address, this nicely presented residence promises a relaxed lifestyle of utmost comfort. It's in a small boutique complex of two with no strata fees, making it a perfect offering for downsizers, first homebuyers and investors. The residence is within 1.1km from Figtree Public and High schools, and is approx. 1.5km from Figtree Grove Shopping Centre.

- Well presented interiors include open lounge and dining zone with outdoor flow
- Generous undercover entertaining area, private rear courtyard and garden shed
- Spacious U-shaped kitchen well-appointed with gas cooktop and ample storage
- Accommodation of three double sized bedrooms, two feature built-in wardrobes
- Family bathroom provides separate bathtub and shower, two separate toilets
- Ceiling fans, air conditioning, gas bayonets, single garage has internal access
- Superb opportunity and potential to further renovate, personalise and add value
- M1 motorway access within 3km, and Wollongong's scenic beaches are within 7.5km

**Price:** Price Guide \$710,000 - \$780,000



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The below rates are provided as a guide:





Site Plan



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.

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Figtree



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.