

17 Magnolia Close, Casula

## Spacious Family Home in Quiet Cul-de-Sac

Nestled in a quiet cul-de-sac, this well-presented home offers comfort, space and convenience for the whole family. Perfectly suited for relaxed living and entertaining, the property features a functional layout with generous indoor and outdoor areas.

- Spacious lounge room
- Open plan kitchen with adjoining dining area
- Main bedroom with walk-in robe and private ensuite
- Tiled and timber flooring throughout for easy maintenance
- Ducted air conditioning for year-round comfort
- Massive pergola area ideal for entertaining in any season
- Large powered garden shed providing extra storage or workspace
- Currently leased to a great tenant for \$750 per week until September 2026

Conveniently located just minutes from Crossroads Homemaker Centre, Casula Mall, local schools, parks and public transport.

4 2 2

### AUCTION

Sat 11th Apr @ 3:30PM

### VIEW

Wed 8th Apr @ 6:00PM - 6:30PM

### AGENTS

Alen Toma  
0405 157 651  
atoma.casula@ljhooker.com.au

### AGENCY

LJ Hooker Casula  
(02) 9601 8333

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

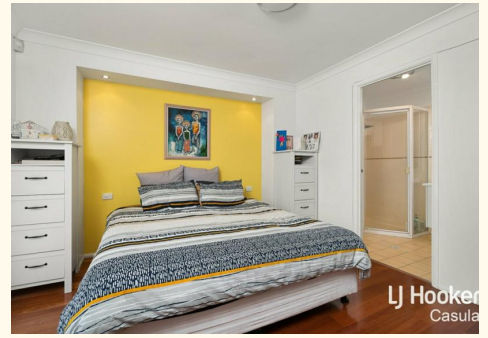


## MORE DETAILS

Property ID ZUYGRH  
Property Type House  
Land Area 431 m2  
Including Ensuite  
Air Conditioning  
Toilets (2)  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage

**Alen Toma 0405 157 651**  
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## 17 Magnolia Close, Prestons

All measurements are approximate. For illustrative purposes only. INT AREA 123 M<sup>2</sup>



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Casula

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**LJ Hooker**