



Sold



117 Gould Road, Eagle Vale

Modern Comfort Meets Everyday Convenience

Welcome to this well maintained three bedroom home, it combines modern living, practicality, and comfort. Designed to appeal to both investors and owner occupiers, this thoughtfully planned property offers an inviting atmosphere, a functional layout, and plenty of space to relax and entertain. Perfect for families or anyone seeking a convenient and relaxed lifestyle.

From the moment you walk through the door, you'll be greeted by a sense of warmth and comfort that makes this home truly special. It has been designed to enhance everyday living, providing the ideal balance of style and functionality.

List of Features

- Offering effortless indoor to outdoor flow, connecting the living areas to the outdoor entertaining zones, making it ideal for hosting guests, family gatherings, or simply enjoying some quiet time and fresh air
- Three bedrooms with built-in wardrobes to 2, offering both comfort and ample storage
- The separate lounge room provides a welcoming space to unwind, relax, or spend quality time with loved ones

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.

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FOR SALE

Please Call

AGENTS

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AGENCY

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LJ Hooker

- The renovated kitchen is perfectly positioned at the heart of the home, with it's ample cupboard and bench space, making it perfect for the creative home chef
- The open meals and family area offers a relaxed setting for everyday dining, with direct access to the kitchen for added convenience
- Neat and functional bathroom with a separate toilet, designed to make busy mornings smooth and as stress free as possible
- Spacious enclosed entertainment area that seamlessly extends to a second covered outdoor zone, perfect for barbecues, parties, or enjoying quiet weekends at home
- Two split system air conditioners provide all year round comfort, keeping the home cool in summer and warm in winter
- The single carport helps to ensure your vehicle stays protected from the elements of the weather
- Extra features include electric window shutters at the front of the home, block out window blinds to the entertainment area, ceiling fans and a handy garden shed for additional storage space
- All set on a 603m2 block with an 18 metre frontage, why not explore the potential possibilities of this home

Prime Location

Positioned in a convenient and family friendly setting, this home offers easy access to local amenities

- Approximately 1.1km to Eagle Vale Marketplace for shopping, and everyday essentials
- Approximately 1.2km to Eagle Vale Central, home to a local library, aquatic centre, and gym perfect for recreation and family activities
- Approximately 2.0km to Eagle Vale High School, making school drop offs simple and stress free for families with school age children
- Only approximately an 8 minute drive to Minto Railway Station, plus easy access to the M5 Motorway for direct travel to Sydney and beyond

This property is more than just a place to live it's a home that delivers comfort, convenience, and value. Whether you're looking to move straight in or invest with confidence, this residence offers the perfect combination of practicality and modern appeal

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MORE DETAILS

Property ID	Q3CH9H
Property Type	House
Land Area	603.9 m2
Including	Air Conditioning Toilets (1) Built-in-Robes

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