






6 Graphite Place, Eagle Vale

CENTRALLY LOCATED IN THE HEART OF EAGLE VALE

Step into comfort and convenience with this delightful 3 bedroom home, perfectly positioned just moments from Eagle Vale Marketplace, Leisure Centre, Library, and more. Whether you're starting out, upsizing, or looking for an investment, this property ticks all the boxes for convenient family living in a central location.

Property Highlights

- 3 bedrooms with built in wardrobes to 2, providing a cosy retreat for each family member
- The versatile and light filled living area is ideal for sharing some special moments with family watching your favourite TV show or just unwinding at the end of the day
- Well kept and super practical kitchen with sufficient bench and storage space, perfect for everyday cooking or trying out new recipes
- Tiled dining area, located off the kitchen, this area flows seamlessly from the lounge and kitchen out to the outdoor space ideal for family meals and casual dining
- Maintain climate control with the split system air conditioner ensuring year round comfort, keeping the home cool in summer and warm in winter

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FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker St Andrews
(02) 9820 1500

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- The bathroom is strategically located to serve all three bedrooms, this bathroom design offers functionality and privacy
- Flow out to the backyard and enjoy yourself relaxing in the tranquillity of the private gardens and plenty of the rear yard space for the family to enjoy
- The single lock up garage adds peace of mind for your vehicle and additional storage needs

Prime Location Benefits

- Just a short walk away is Eagle Vale Central approximately 150 metres away
- Convenient shopping and healthcare, approximately 500 metres to Eagle Vale shops and medical centre, ensuring you have everything you need within easy reach
- Accessible transportation, with bus stop approximately 365 metres from the home and approximately 4.4km to Minto train station, providing easy access to public transport for commuting
- Easy access to major roads, only a short drive to the entry and exit ramps of the M5 motorway, facilitating quick and easy travel to other parts of the Sydney

Just picture yourself coming home and taking a relaxed stroll down to Eagle Vale pond, watching the ducks swim along and then pop into Eagle Vale Marketplace and do the shopping and still get home in time for dinner. If this sounds like your type of lifestyle then don't miss this opportunity, call today book in a private inspection or come to one of our upcoming open homes.

MORE DETAILS

Property ID	Q2BH9H
Property Type	House
Land Area	570 m2
Including	Air Conditioning Toilets (1) Floorboards Built-in-Robes Secure Parking Fully Fenced

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