



24 Bluff Street, Green Valley

## MODERN LIVING MEETS OUTDOORS ENTERTAINING

Discover the perfect blend of comfort, style and sustainability in the heart of Green Valley.

Whether you're a first home buyer, a growing family or a savvy investor, 24 BLUFF ST offers a turnkey lifestyle where all the hard work has already been done.

Step inside to a light filled layout designed for modern living. With 2 distinct living zones, a formal lounge and a family room for the family to come together.

Other Features:

- 3 Bedrooms
- Renovated Designer Bathroom with sleek modern finished with a high end feel
- Convenience of 2 toilets
- Climate control comfort with year round efficient split air conditioning

3  1  1 

### AUCTION

Sat 14th Mar @ 10:00AM

### VIEW

Wed 25th Feb @ 5:30PM - 6:00PM

### AGENTS

Mario Piredda  
0419 417 080  
mario.piredda@ljhooker.com.au

### AGENCY

LJ Hooker Edensor Park | Green Valley  
(02) 9823 8888

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.

 **LJ Hooker**

If you love to host this is the one. The heart of the home extends outdoors to a massive undercover alfresco area, for weekend BBQs to quiet morning coffee.

Significantly reduce your power bills with high quality solar panels

Situated in the sought after Green Valley pocket, you're just minutes away from local schools, shopping centre and parklands.

## MORE DETAILS

Property ID	CU9HUC
Property Type	House
Including	Toilets (1)

**Mario Piredda 0419 417 080**

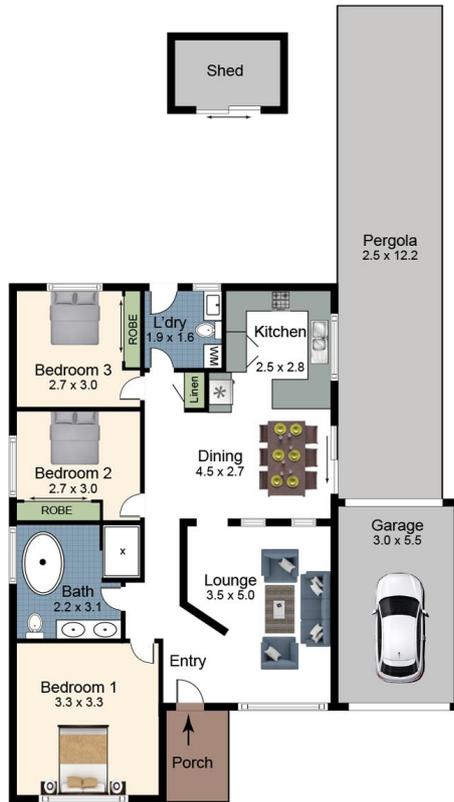
Director Of Sales | [mario.piredda@ljhooker.com.au](mailto:mario.piredda@ljhooker.com.au)

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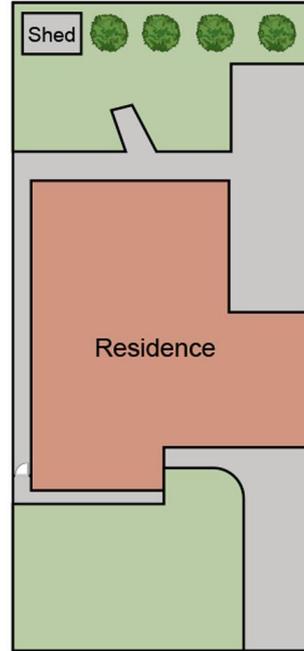
Shop 8, 207-215 Edensor Road, Edensor Park Plaza, EDENSOR PARK NSW 2176

[edensorpark.ljhooker.com.au](http://edensorpark.ljhooker.com.au) | [edensorpark@ljhooker.com.au](mailto:edensorpark@ljhooker.com.au)





Floor Plan



Site Plan



## 24 Bluff St Green Valley 2168

Scales in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquires.

