



35 Ambon Road, Holsworthy

## Cosy Living with Future Potential Development Opportunity

Welcome to your perfect blend of comfort, style, and outdoor living in the heart of Holsworthy. This beautifully presented 3-bedroom home offers a warm and inviting feel from the moment you step inside-ideal for first home buyers, investors or those looking at potential development opportunity (S.T.C.A)

All three bedrooms come complete with built-in wardrobes, while the home features sleek timber-look tiled flooring throughout-giving you the charm of timber with the durability of tiles.

The heart of the home is the well-appointed kitchen, offering generous bench space and seamless flow into the dining area, which overlooks the standout feature-an expansive alfresco entertaining area.

Step outside and you'll find a backyard designed for making memories. Fire up the BBQ, cook up pizzas in your very own pizza oven, and let the kids and pets run free with plenty of grassed space to enjoy.

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### AUCTION

Sat 23rd May @ 10:30AM

### VIEW

By Appointment

### AGENTS

Darrell Fernandes  
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### AGENCY

LJ Hooker Liverpool  
02 9708 2333

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.



Complete with a carport and additional storage shed, this home ticks all the boxes for easy, relaxed living.

Features include:

- 3 bedrooms, all with built-in wardrobes
- Timber-look tiled flooring throughout
- Spacious kitchen with ample bench space
- Dining area overlooking outdoor entertaining
- Modern bathroom with floor-to-ceiling tiles
- Large alfresco area with BBQ and pizza oven
- Generous backyard with plenty of grass
- Carport plus storage shed
- Ducted air conditioning

A cosy home with great potential.  
Currently rented to great tenants paying \$800.00pw

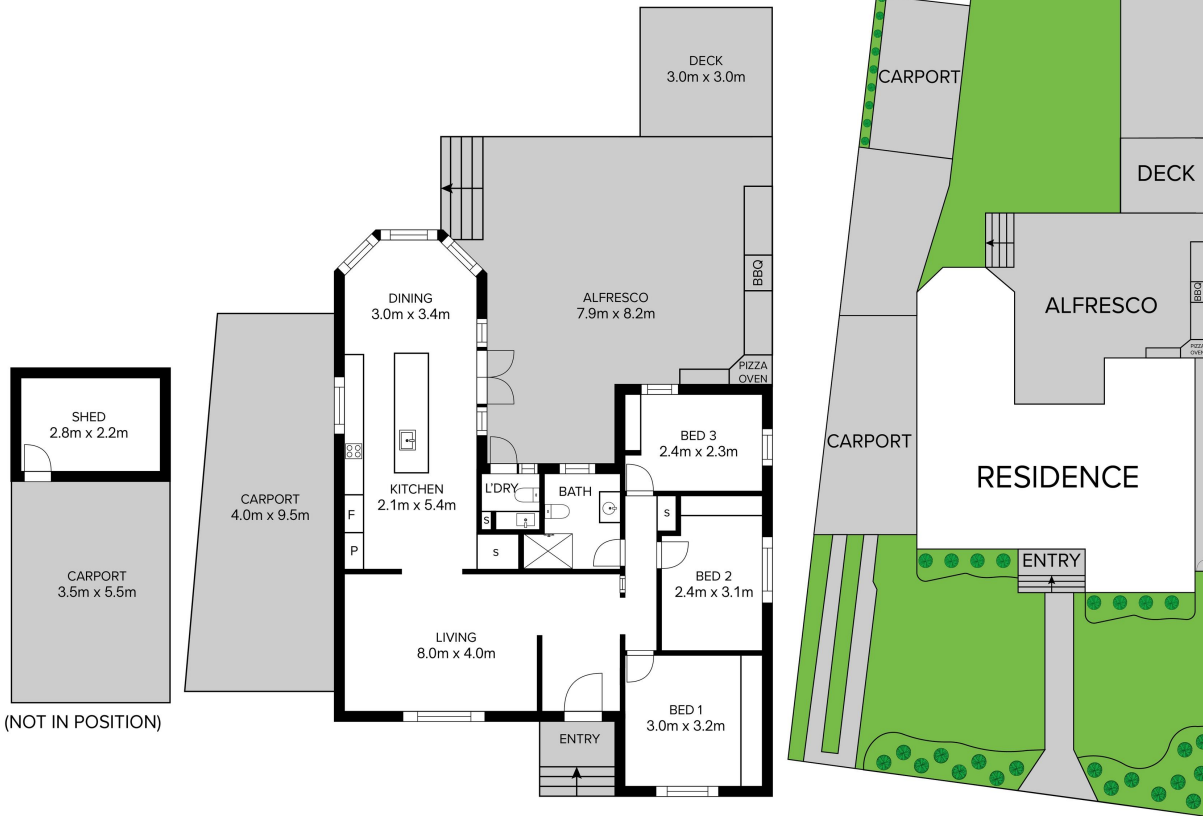
## MORE DETAILS

Property ID	NDJ0W
Property Type	House
Land Area	560 m2

**Darrell Fernandes 0411 247 186**  
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(NOT IN POSITION)

35 Ambon Road, Holsworthy, NSW, 2173

**Disclaimer:** Dimensions are approximate and should only be used as a guide. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.