



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.

3  1  1 

### AUCTION

Sat 13th Jun @ 10:30AM

### VIEW

Sat 13th Jun @ 10:00AM - 10:30AM

### AGENTS

Darrell Fernandes  
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Sime Keremelevski  
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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.

 **LJ Hooker**

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

**DISCLAIMER:** While LJ Hooker Bankstown | Liverpool have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies, or misstatements contained herein. LJ Hooker Bankstown | Liverpool urges prospective purchasers to make their own inquiries to verify the information contained herein.

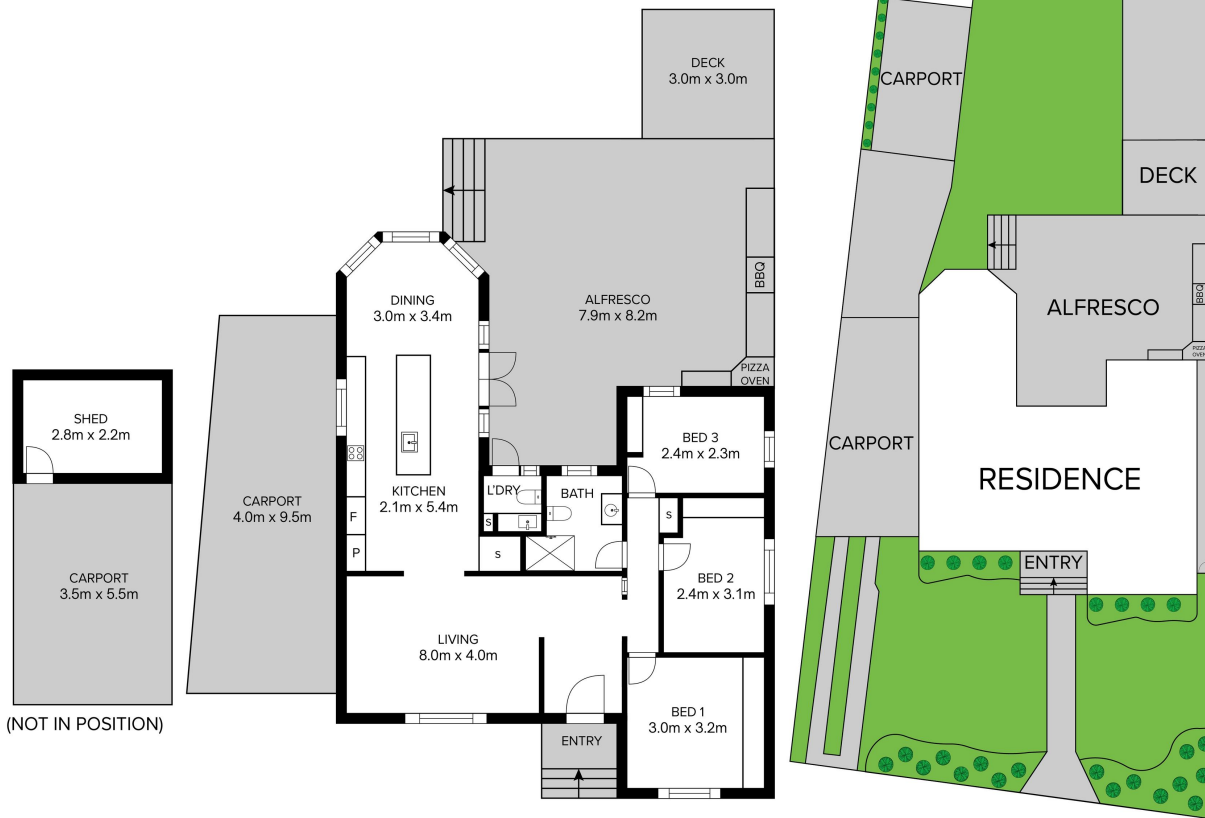
## MORE DETAILS

Property ID	NDJ0W
Property Type	House
Land Area	560 m2

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35 Ambon Road, Holsworthy, NSW, 2173

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