



12 Selwyn Avenue, Minto

A Grand Family Residence with Elevated Views, Reserve Outlook and Exceptional Space

A beautifully positioned four-bedroom family home set on an impressive corner block, offering generous living spaces, stunning elevated views and a practical layout designed for comfortable family living.

Perfectly positioned with a beautiful reserve directly opposite, the home enjoys lovely reserve views from the living area, while the elevated upstairs bedrooms capture stunning valley views, creating a wonderful sense of openness and space. Heaps of natural sunlight flows throughout the home, creating a bright and welcoming atmosphere across both levels.

Downstairs features a spacious living area with split air conditioning, downlights and impressive approximately 2.7-metre-high ceilings, adding to the sense of space. Downlights are featured throughout the home, including the alfresco and outdoor areas, providing excellent lighting and enhancing the home's modern appeal.

The home also offers a second living area, providing excellent

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FOR SALE
OFFERS WELCOME!

VIEW
Sat 3rd Oct @ 10:45AM - 11:15AM

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Interested parties must rely solely on their own enquiries.

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flexibility for families. The functional kitchen features gas cooking, ample storage and a stone benchtop, complemented by a separate dining area ideal for family meals and entertaining.

A bedroom is conveniently positioned downstairs with its own split air conditioning and ensuite, making it ideal for guests, extended family or flexible living arrangements. A separate toilet and laundry add further practicality.

Upstairs, three generously sized bedrooms provide comfortable accommodation, with built-in wardrobes and split air conditioning. The bedrooms enjoy beautiful valley views, while the main bathroom is conveniently positioned upstairs.

Step outside to a truly zero-maintenance backyard featuring artificial turf, providing an ideal space for family gatherings, children to play or outdoor entertaining without the upkeep of a traditional lawn. The sunroom provides an additional versatile space to relax and enjoy the home's beautiful surroundings.

Adding further convenience, a temple and mosque are within walking distance, making this an especially appealing location for families seeking easy access to places of worship.

Property highlights

- Beautiful four-bedroom family home
- Impressive corner-block position
- Beautiful reserve directly opposite
- Reserve views from the living area
- Stunning valley views from the upstairs bedrooms
- Heaps of natural sunlight throughout the home
- Two spacious living areas
- Spacious downstairs living area with split air conditioning
- Approximately 2.7m-high ceilings downstairs
- Downlights throughout the home, including alfresco and outdoor areas
- Functional kitchen with gas cooking
- Stone benchtop and ample kitchen storage
- Separate dining area
- Four generously sized bedrooms
- Three bedrooms upstairs with built-in wardrobes
- Split air conditioning in bedrooms
- Downstairs bedroom with split air conditioning and ensuite
- Main bathroom upstairs
- Separate downstairs toilet
- Separate laundry
- Versatile sunroom
- Zero-maintenance backyard with artificial turf
- Backyard ideal for family entertainment and relaxation
- One car space
- Excellent corner-block appeal

Location highlights

- Positioned in a highly convenient and family-friendly Minto location
- Beautiful reserve directly opposite the property
- Reserve views from the living area
- Elevated position with stunning valley views from upstairs
- Temple and mosque within walking distance
- Close to local parks, reserves and playgrounds
- Convenient access to Minto Train Station and public transport
- Close to Minto Marketplace and local shopping facilities
- Nearby schools, childcare centres and recreational facilities
- Easy access to cafés, restaurants and everyday amenities
- Convenient access to major roads and the M5 Motorway

- Short drive to Campbelltown CBD and Macarthur Square
- Easy access to surrounding Macarthur suburbs

Offering stunning valley views, a beautiful reserve directly opposite, an impressive corner-block position, versatile dual-level living and a truly zero-maintenance backyard, 12 Selwyn Avenue, Minto presents a wonderful opportunity for families seeking space, comfort, beautiful outlooks and everyday convenience in a sought-after location.

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MORE DETAILS

Property ID	FFAHG3
Property Type	House
Land Area	302 m2
Including	Toilets (3)

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