



304 Welling Drive, Mount Annan

## Charming Family Home in a Prime Location

This well-presented 3-bedroom, 1-bathroom home offers comfort, space, and convenience—perfect for families, first-home buyers, or savvy investors.

Step inside to an inviting open-plan kitchen and dining area that flows seamlessly out to a spacious backyard, complete with a large pergola—ideal for entertaining or relaxing while overlooking the generous yard.

Set on a substantial block of just over 500sqm, the property also features a separate double garage, providing ample storage and secure parking.

Location is key, and this home delivers:

Bus stop right at your doorstep for easy commuting  
Walking distance to local shops and the plaza  
Close to schools and parks, perfect for growing families

This is a fantastic opportunity to secure a home that combines lifestyle, space, and unbeatable convenience.

3 1 2

**FOR SALE**  
Please Call

### AGENTS

Ilce Dimeski  
0424 198 337  
idimeski.casula@ljhooker.com.au

### AGENCY

LJ Hooker Casula  
(02) 9601 8333

## MORE DETAILS

Property ID	ZW7GRH
Property Type	House
Land Area	550 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Secure Parking Fully Fenced Remote Garage

### **Ilce Dimeski 0424 198 337**

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