



29 Birch Avenue, Mount Annan

## Modern Corner Townhouse in a Prime Mount Annan Location

Positioned on a prized corner block, this beautifully presented three-bedroom townhouse offers contemporary style, quality finishes, and a seamless indoor-outdoor lifestyle. Perfect for families, professionals, or investors seeking a move-in-ready opportunity in a highly desirable Mount Annan location.

Designed with both comfort and entertaining in mind, the home features a light-filled living area enhanced by downlights and ducted air conditioning throughout. The seamless flow continues to a beautifully finished backyard complete with decking, creating the perfect space for hosting family and friends or simply relaxing in style.

At the heart of the home is a beautifully appointed kitchen showcasing a 40mm benchtop, gas cooking, stainless steel appliances, and generous storage. Practicality meets convenience with direct internal access to the garage. Downstairs also offers a separate study area and an additional toilet, ideal for those working from home or accommodating guests.

Upstairs, you'll find a fully carpeted additional living area, providing extra space for relaxation or a children's retreat. The master bedroom

3 2 1

**FOR SALE**  
SOLD- \$1,015,000

### AGENTS

Ozair Turabi  
0410321786  
ozair.ingleburn@ljhooker.com.au

### AGENCY

LJ Hooker Ingleburn  
(02) 9829 6006

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Interested parties must rely solely on their own enquiries.



features a private ensuite, while the remaining bedrooms are well-proportioned and serviced by a modern main bathroom. With nothing left to do, this immaculate home is ready for you to move straight in and enjoy.

#### Property highlights:

- Perfect three-bedroom townhouse
- Positioned on a corner block
- Backyard with decking
- Designed for entertaining
- Light-filled living areas with downlights
- Ducted air conditioning throughout
- Modern kitchen with 40mm benchtop, gas cooking, and stainless steel appliances
- Internal access from kitchen to garage
- Additional study downstairs
- Downstairs toilet for added convenience
- Upstairs additional living area, fully carpeted
- Master bedroom with private ensuite
- Modern main bathroom
- Move-in-ready with contemporary finishes

#### Location highlights:

- Located in a sought-after pocket of Mount Annan
- Close to Mount Annan Marketplace and local cafés
- Easy access to quality schools and childcare centres
- Nearby parks and walking tracks
- Short drive to Narellan Town Centre and Campbelltown CBD
- Convenient access to major roads for commuting

29 Birch Avenue, Mount Annan offers the perfect blend of modern sophistication and lifestyle convenience, making it an exceptional opportunity for buyers seeking comfort and quality in a thriving community.

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#### MORE DETAILS

|               |             |
|---------------|-------------|
| Property ID   | FB2HG3      |
| Property Type | Townhouse   |
| Land Area     | 233 m2      |
| Including     | Toilets (3) |

**Ozair Turabi 0410321786**

Sales Manager | [ozair.ingleburn@ljhooker.com.au](mailto:ozair.ingleburn@ljhooker.com.au)

**LJ Hooker Ingleburn (02) 9829 6006**

5/38 Oxford Road, INGLEBURN NSW 2565

[ingleburn@ljhooker.com.au](mailto:ingleburn@ljhooker.com.au) | [ingleburn@ljhooker.com.au](mailto:ingleburn@ljhooker.com.au)

