



Mount Warrigal, 34 Marchant Crescent

ANOTHER SOLD BY CRAIG HYDE OF L J HOOKER

Another property SOLD by Craig Hyde of L j Hooker - Welcome to 34 Marchant Crescent, Mount Warrigal ! This charming sun filled 3-bedroom; brick veneer residence is the perfect place to call home. With a spacious living area with A/C, Open plan kitchen, and beautiful backyard with views to the east, this property has everything you need for comfortable living.

You can purchase this property and put your own touch on some things and live happily ever after, just like the owners did. Polish the floors? do a bit of painting and give it a fresh look... or lease it just as it is... perfect investment opportunity also.

The external features of the property include, a high entry carport under the roofline, the straight down the drive is a garage, providing ample parking space for your vehicles. Then you have a 3-room rear teenager's retreat (with bathroom and instant hot water system) or Multi-purpose area which once was use as a home business (council approved). 3 phase



Disclaimer: 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.



For Sale
Price Guide - \$750k - \$770k

View
ljhooker.com.au/MQYG55

Contact
Craig Hyde
0404 497 521
chyde.albionparkrail@ljhooker.com.au

LJ Hooker Albion Park Rail
(02) 4256 3344

power to the garage along with hand basin.

The land area of 556.3 sqm offers plenty of room for outdoor activities and entertaining guests.

Located in a convenient location with city views, this property is close to amenities such as schools, shops, and public transport. With features such as air conditioning, built-in robes, and a rear BBQ area, this property has everything you need for a comfortable lifestyle.

Don't miss out on the opportunity to own this beautiful property!

Contact Craig Hyde 0404 497521 or e: chyde.albionparkrail@ljhooker.com.au today for more information or see you at the OPEN HOME

More About this Property

Property ID	MQYG55
Property Type	House
Land Area	556.3 m²
Including	Air Conditioning Toilets (2) Floorboards Workshop Built-in-Robes Secure Parking

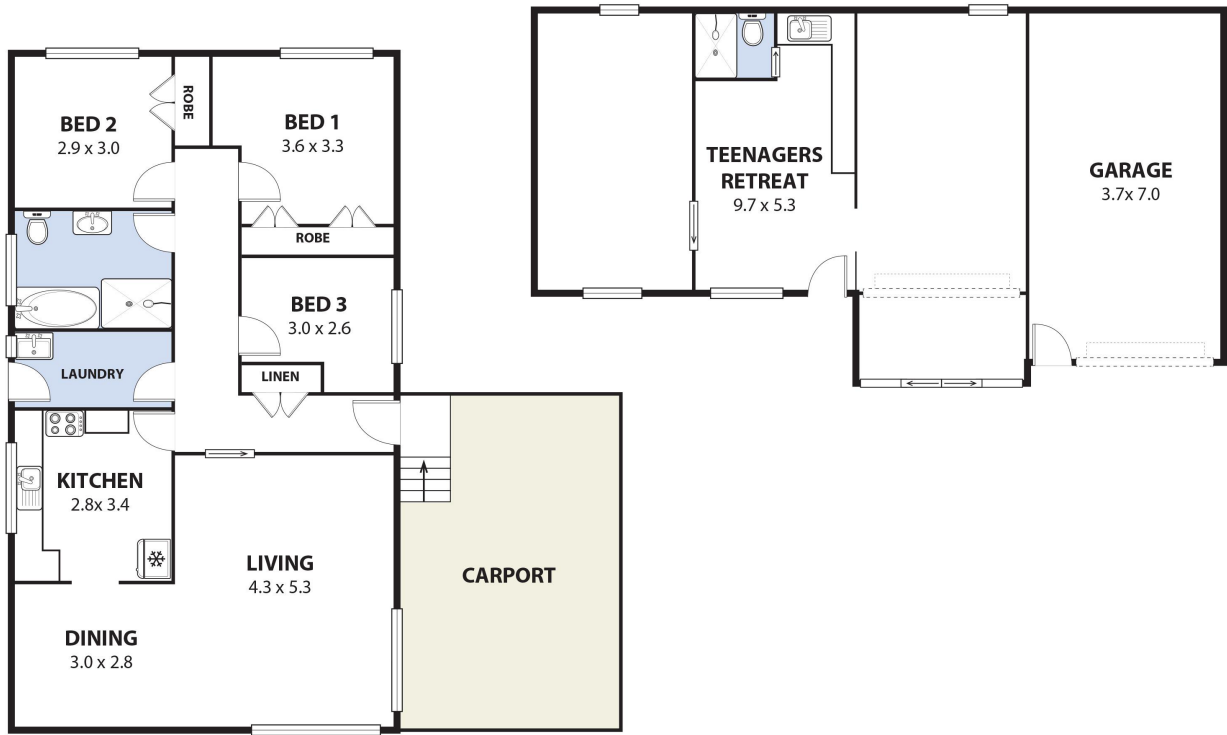
Craig Hyde 0404 497 521
Director/Area Specialist | chyde.albionparkrail@ljhooker.com.au

LJ Hooker Albion Park Rail (02) 4256 3344
195A Princes Highway, ALBION PARK RAIL NSW 2527
albionparkrail.ljhooker.com.au | albionparkrail@ljhooker.com.au



Disclaimer: 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 Albion Park Rail
(02) 4256 3344



34 MARCHANT CRES, MT WARRIGAL
Internal Space 107m²



Plans shown are for presentation purposes and are not part of any legal document or title and are subject to errors, omissions, inaccuracies and should not be used as sole and accurate reference. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. No liability will be accepted.

Louka
wearelouka.com



LJ Hooker Albion Park Rail
(02) 4256 3344

Disclaimer: 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.