



52 Montgomery Circuit, Narellan Vale

Low-Maintenance Family Living in a Location You'll Love

If you're seeking a home that combines comfort, functionality and an easy-care lifestyle, this well-maintained four bedroom residence is sure to impress. Thoughtfully designed for growing families and those who value space without the upkeep, the home offers a warm and welcoming feel from the moment you step inside.

The practical floorplan features a spacious living room, and well-appointed kitchen with gas cooking. The master bedroom serves as a private retreat, complete with a walk-in robe and ensuite, while the remaining bedrooms are generously sized and fitted with built-in wardrobes.

Stepping outside, you'll discover a fantastic enclosed pergola/sunroom that seamlessly extends the living space and provides the perfect setting to entertain guests, enjoy a quiet morning coffee or unwind with family regardless of the season. The low-maintenance surrounds mean you can spend less time working in the yard and more time enjoying your home, while the double garage provides secure parking and additional storage options.

Positioned in a highly sought-after pocket of Narellan Vale, this home places convenience at your doorstep. Narellan Town Centre, quality schools, public transport and local sporting facilities are all just moments away, making day-to-day life effortless. Offering the ideal

4  2  2 

FOR SALE

\$1,050,000 to \$1,150,000

VIEW

Sat 20th Jun @ 12:00PM - 12:30PM

AGENTS

Nicholas Pikis

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Edwin Borg

0418 236 274

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AGENCY

LJ Hooker United Group

1800 486 4833

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 **LJ Hooker**

balance of lifestyle, location and low-maintenance living, this is an opportunity not to be missed.

- Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

MORE DETAILS

Property ID	XJJ1T
Property Type	House
House Size	155 m2
Land Area	449.2 m2

Nicholas Pikis 0437 248 641

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Edwin Borg 0418 236 274

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Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.