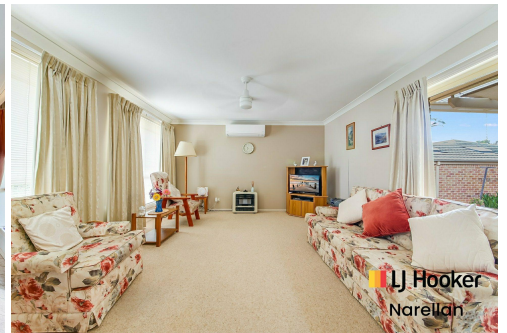
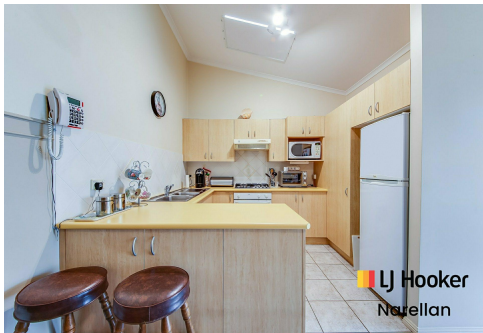




 **LJ Hooker**  
Narellan



## Narellan Vale, 13 Maddison Court

ATTN: FIRST HOME BUYERS&hellip;EMPTY NESTERS&hellip;A MUST INSPECT&hellip;!!!

Properties of this quality are a bonus, are you looking for the perfect place to call home? Look no further than this delightful 3-bedroom villa located in the popular suburb of Narellan Vale. This property offers the ideal blend of comfort, convenience, and charm, making it an excellent choice for families seeking a warm and welcoming environment to call home.

One of the key features of this property is its generous layout. The 3 good sized bedrooms, built in-robos, provide ample space for a growing family,

The bathroom is well appointed, with a separate toilet for convenience.

The heart of the home is undoubtedly the lounge room and kitchen/dining room overlooking with access to the courtyard. This home is perfect for family gatherings,



**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**  
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**Contact**  
**Ian Hamer**  
0401 769 070  
[ihamer.narellan@ljhooker.com.au](mailto:ihamer.narellan@ljhooker.com.au)

**LJ Hooker Narellan**  
**(02) 4625 9111**

offering a comfortable area where everyone can come together to share meals and make memories.

The kitchen provides plenty of bench space and storage, gas cooking and great for catering with easy access to the courtyard.

With two split systems and ceiling fans/lights throughout to keep you cool during the hot summer days, two gas bayonet for heating purposes, natural light via skylights and hall sensor light for convenience.

Outside, you will find lovely manicured gardens, pergola to relax, read and enjoy a coffee, remote operated single garage with internal access, side gate access, plus a garden shed for additional storage.

Located in the highly sought after suburb of Narellan Vale, this beautifully presented home is in close proximity to local schools, parks, and shopping centres, making it an ideal location for families.

St Clare's Catholic Primary School: 0.69km

Narellan Public School: 1.9km: 1.7 km

Mt Annan Marketplace: 2.3km

Elizabeth Macarthur High School: 1.1km

Camden Hospital: 7.3km

Narellan Town Centre: 4.1km

Macarthur Train Station: 8.3km

This property truly offers a family-friendly lifestyle in a fantastic location. With its generous layout, it's a place where you can create a lifetime of memories with your loved ones. Don't miss out on this opportunity to secure your family's future in this charming home. Contact us today to arrange a viewing.

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## More About this Property

<b>Property ID</b>	1Q0RFGQ
<b>Property Type</b>	Villa
<b>Including</b>	Air Conditioning Toilets (1) Courtyard Built-in-Robes Fully Fenced Remote Garage

**Ian Hamer 0401 769 070**

Sales Consultant / Licensed Agent | [ihamer.narellan@ljhooker.com.au](mailto:ihamer.narellan@ljhooker.com.au)

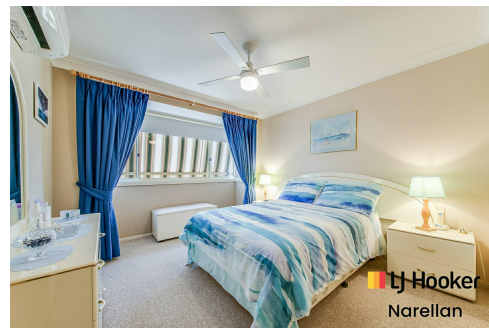
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5/22 Somerset Avenue, NARELLAN NSW 2567

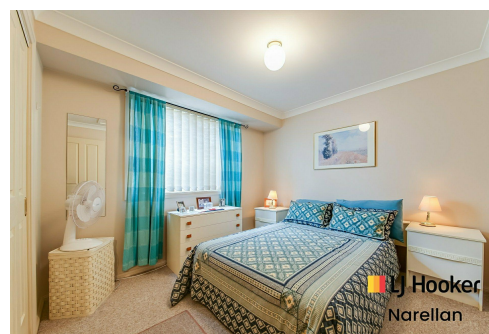
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