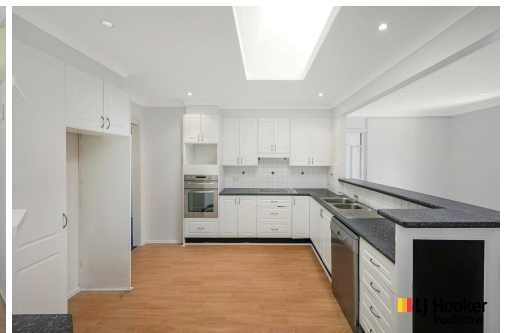




**LJ Hooker**  
Padstow



## Padstow Heights, 44 Churchill Road

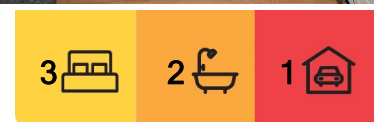
### Family Brick Home in a Quiet and Tranquil Setting

This contemporary brick family home, set among high-quality residences, provides a tranquil lifestyle in a highly desirable location.

Inside, you'll discover three bedrooms, each with built-in wardrobes, a modern kitchen, and a large main bathroom. The spacious laundry also features an additional bathroom. Enjoy the sun-filled, north-facing backyard with a generous paved pergola, ideal for summer barbecues, and an enclosed, landscaped front yard.

Additional features include air-conditioning, separate lounge and dining areas, and a versatile rumpus room that could serve as a fourth bedroom.

- Three generous sized bedrooms with built in wardrobes
- Potential fourth bedroom with built in storage in rumpus
- Light filled and open plan lounge, dining and family areas



**For Sale**  
\$1,300,000 - \$1,350,000

**View**  
[ljhooker.com.au/1DQQFAE](http://ljhooker.com.au/1DQQFAE)

**Contact**  
**David Loaney**  
0412 257 476  
[David.loaney@ljhooker.com.au](mailto:David.loaney@ljhooker.com.au)

**LJ Hooker**

**LJ Hooker Padstow**  
(02) 9771 1177

**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.

- Set on approximately 556sqm of land with a 16m frontage
- Contemporary kitchen with large pantry and breakfast bar
- Internal laundry with 2nd shower and toilet for convenience
- Sundrenched kids' friendly yard with a covered pergola area
- Just minutes to Padstow and Riverwood stations and amenities
- Walking distance to parks, bush walks, Georges River and Café

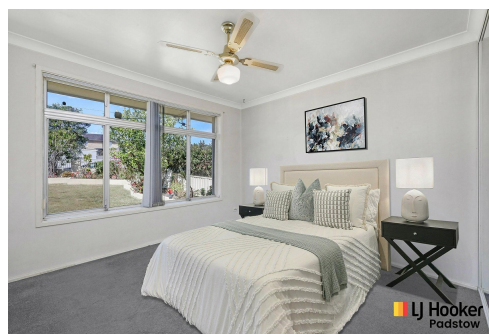
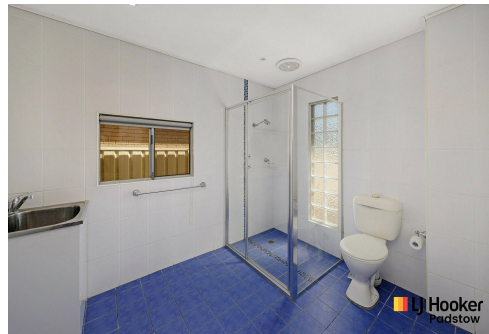
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.

## More About this Property

<b>Property ID</b>	1DQQFAE
<b>Property Type</b>	House
<b>Land Area</b>	556 m <sup>2</sup>

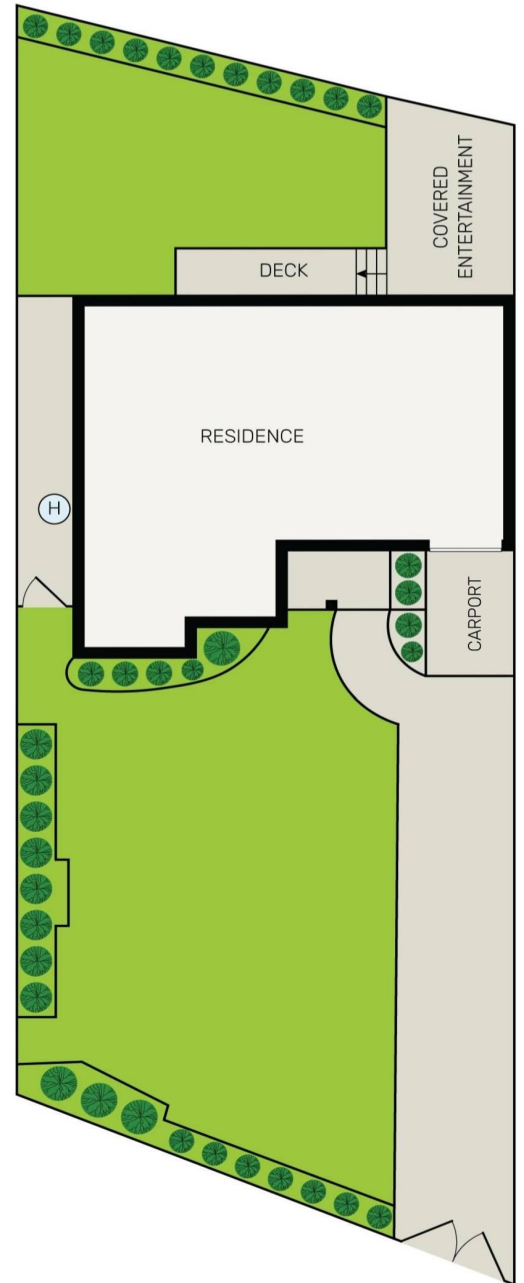
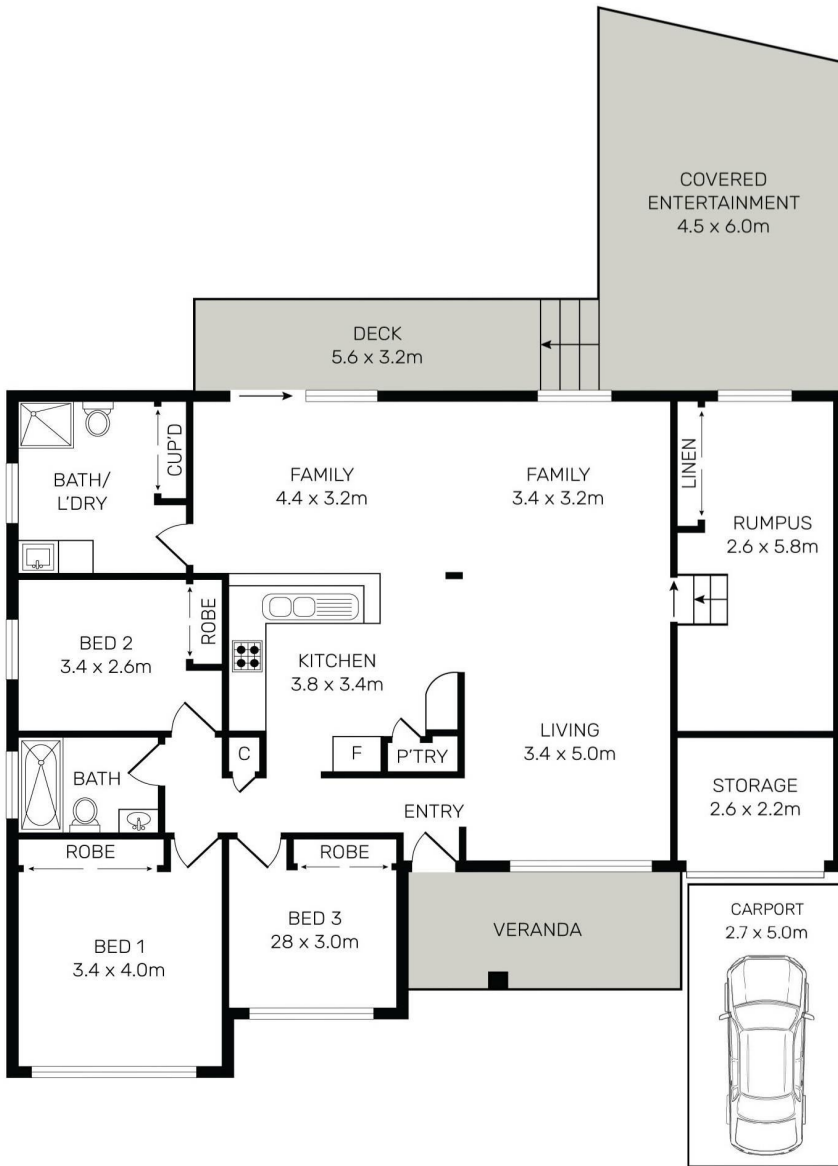
**David Looney 0412 257 476**  
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