

13 Cyclamen Avenue, Para Hills West

Easy-Care Living in a Prime Family-Friendly Location

This charming family home, located in the ever-popular suburb of Para Hills West, is a true standout! Thoughtfully designed for comfortable everyday living, this well-maintained residence offers the perfect balance of space, functionality and low-maintenance appeal.

Ideal for young families seeking room to grow, there is plenty of space both inside and out for everyone to enjoy, whether it's relaxing with family, entertaining friends or simply enjoying the easy-care lifestyle on offer. It also presents a fantastic opportunity for investors looking for a quality set-and-forget property in a convenient and family-friendly location that will continue to deliver for years to come.

What you will love:

- Master bedroom complete with walk-in robe and private ensuite
- Bedrooms 2 and 3 both feature built-in robes and ceiling fans
- Spacious open-plan living area flowing seamlessly through to the kitchen and dining space
- Pitched outdoor entertaining area with ceiling fans, overlooking the low-maintenance lawn
- Security shutters to the front of the home for added peace of mind
- Double garage with automatic roller doors, internal access, and

3  2  2 

FOR SALE

Please Call

AGENTS

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AGENCY

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(08) 8289 6660

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**

- drive-through access to the rear yard
- Undercover side access, perfect for additional sheltered storage

The home is only the beginning when it comes to the lifestyle and convenience on offer. Perfectly positioned just minutes from everything you need, you'll enjoy easy access to the local shopping precinct at The District Shopping Centre, quality local schools including Para Hills High School, public transport options, parks, reserves and a range of everyday amenities. Whether you're a growing family, first home buyer or savvy investor, this is an outstanding opportunity to secure a quality home in a highly sought-after and well-connected location.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

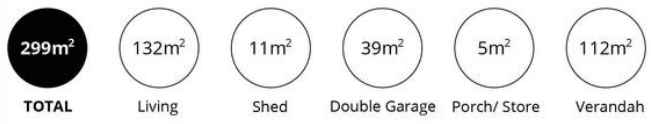
MORE DETAILS

Property ID	2DEKGJU
Property Type	House
House Size	161 m2
Land Area	505 m2

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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