



21 Acacia Avenue, Prestons

Superb Family Residence in a Peaceful Neighbourhood Pocket!

Cleverly designed to accommodate the needs of growing families, this inviting single level residence delivers a superb combination of space, comfort and functionality in a peaceful neighbourhood pocket. Beautifully presented and brimming with natural light, it reveals a great layout with freshly painted interiors featuring L-shaped lounge and dining areas, while the neat and tidy gas kitchen overlooks the entertainers' courtyard and child-friendly backyard, creating an ideal setting for relaxed family living.

Four well-sized bedrooms provide comfortable accommodation, the master features a built-in wardrobe, while additional features include a bright and airy bathroom, a separate internal laundry with a second w/c, ceiling fans and split-cycle air conditioning for year-round comfort. Complete with a lock-up garage and carport, this solid family home is exceptionally located within walking distance of Acacia Park, Prestons Public School and public transport, while it is just minutes to Casula Mall.

- Beautifully presented interiors flooded with natural light
- Flexible family layout with L-shaped living and dining zones
- Sunny partly covered courtyard for relaxing and entertaining

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.

4 1 2

FOR SALE

For Sale - Contact Agent

VIEW

Sat 11th Jul @ 10:30AM - 11:00AM

AGENTS

Francois Vassiliades
0400 131 415
francois@ljhcampsie.com.au

Peter Kassas
0404 003 320
peter@ljhcampsie.com.au

AGENCY

LJ Hooker Campsie
(02) 9789 6088



- Private backyard with level lawn perfect for children to play
- Streamlined kitchen with gas cooking overlooking backyard
- Four well-sized bedrooms, main appointed with built-in robe
- Freshly painted, air conditioning, bright and airy bathroom
- Tiled/timber floors, brand new blinds, outdoor storage shed
- Internal laundry with second w/c, lock-up garage, carport
- Peaceful neighbourhood close to Prestons Public School
- Walk to Acacia Park, reserves, short drive to Casula Mall

Property Size: Total 558sqm approx.

Council Rates: \$484.00 per quarter approx.

Water Rates: \$198.00 per quarter approx.

Details: Francois Vassiliades - 0400 131 415

Peter Kassas - 0404 003 320

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DISCLAIMER: All information provided has been gathered with due care and is believed to be reliable; however, no guarantee is made as to its accuracy. We accept no liability for any mistakes, omissions, or discrepancies. Interested parties should make their own enquiries and rely on their own investigations.

MORE DETAILS

| | |
|---------------|--------|
| Property ID | MMAF8V |
| Property Type | House |
| Land Area | 558 m2 |

Francois Vassiliades 0400 131 415

Director/Licensee | francois@ljhcampsie.com.au

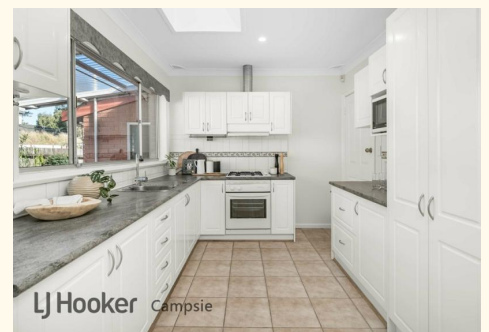
Peter Kassas 0404 003 320

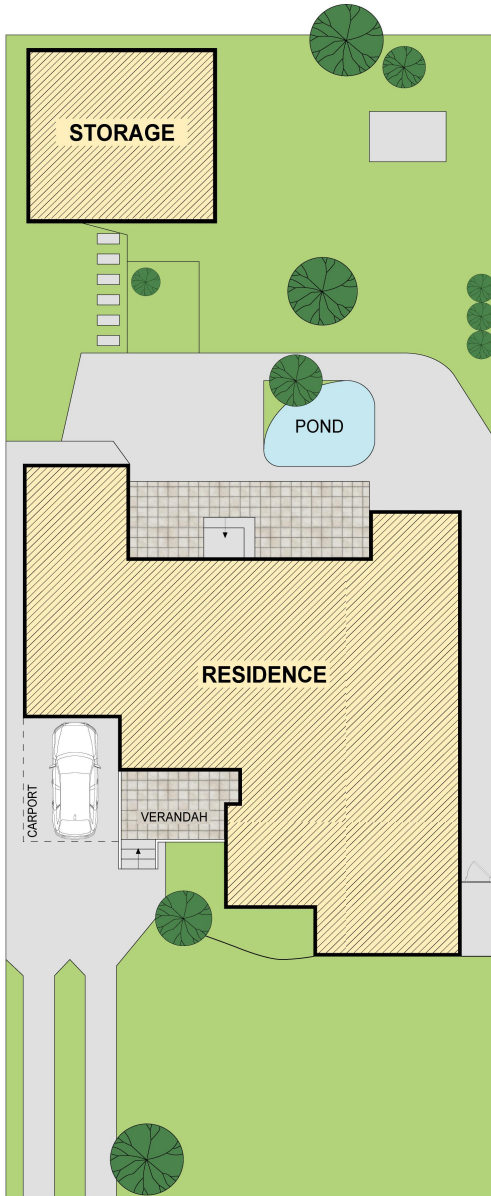
Sales Executive | peter@ljhcampsie.com.au

LJ Hooker Campsie (02) 9789 6088

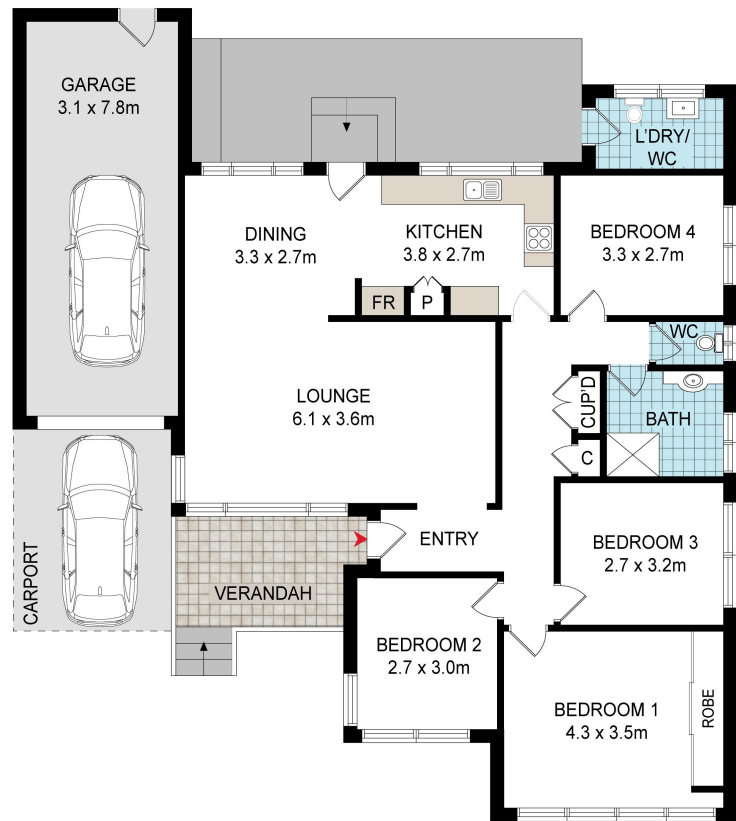
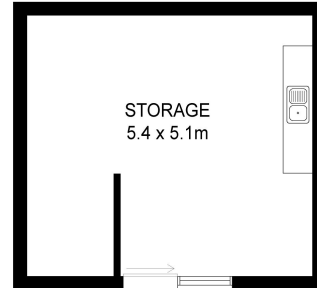
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SITE PLAN (not to scale)



21 ACACIA AVENUE, PRESTONS

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