

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

4 1 2

FOR SALE

Price Guide \$1,100,000 - \$1,150,000

VIEW

Sat 25th Jul @ 12:15PM - 12:45PM

AGENTS

Francois Vassiliades
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Peter Kassas
0404 003 320
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AGENCY

LJ Hooker Campsie
(02) 9789 6088

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- 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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MORE DETAILS

Property ID	MMAF8V
Property Type	House
Land Area	558 m2

Francois Vassiliades 0400 131 415

Director/Licensee | francois@ljhcampsie.com.au

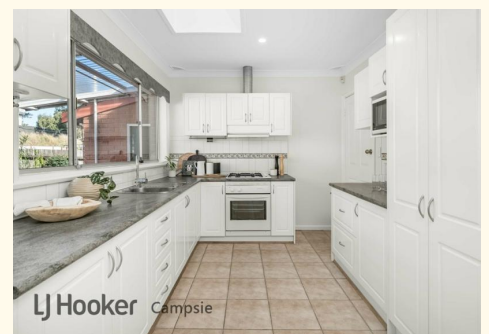
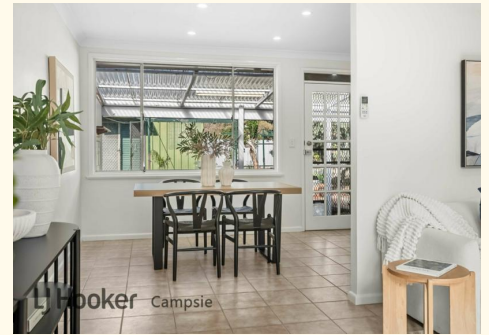
Peter Kassas 0404 003 320

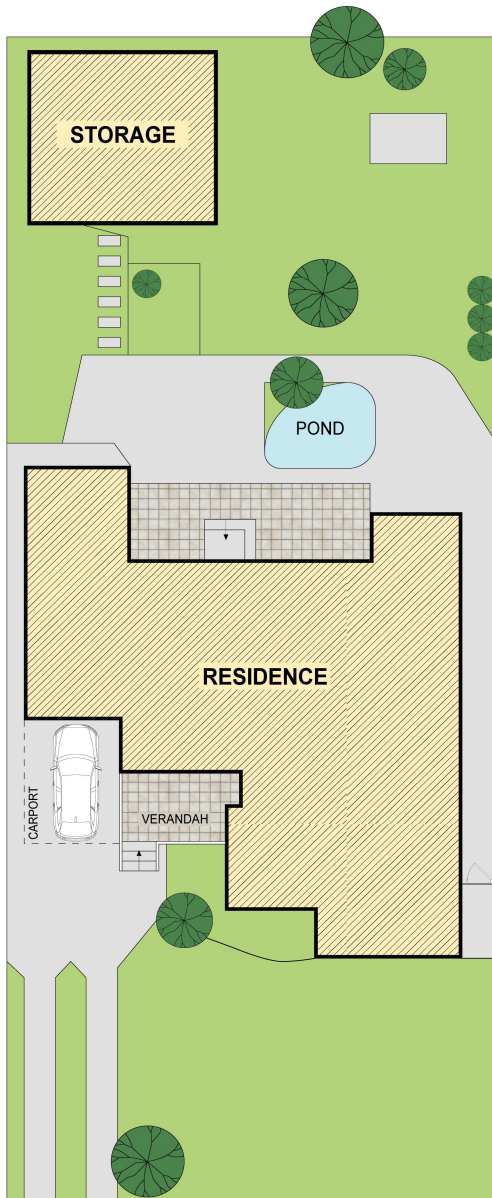
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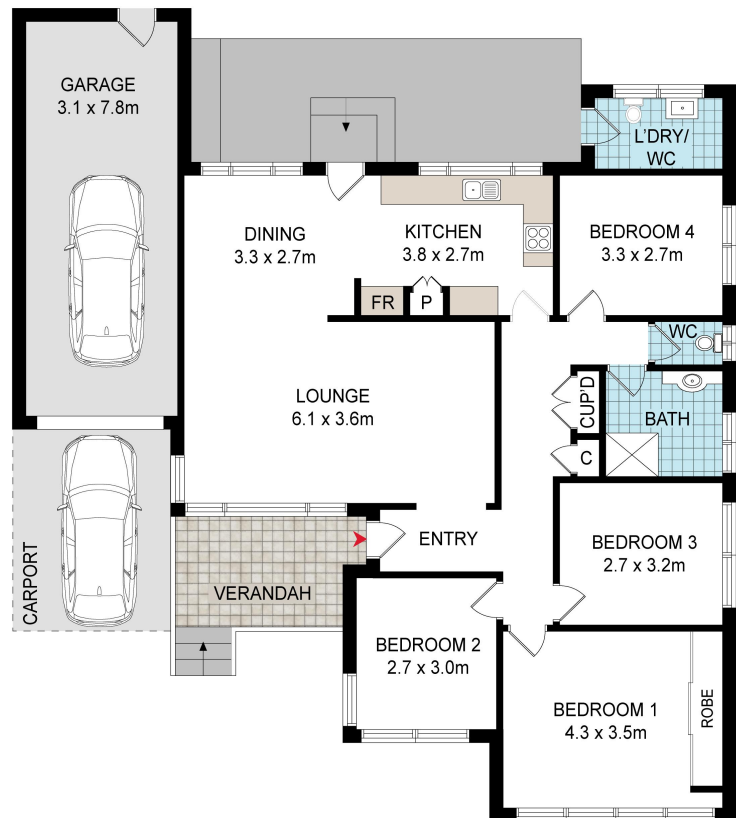
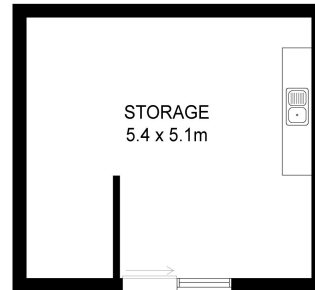
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SITE PLAN (not to scale)



21 ACACIA AVENUE, PRESTONS

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