



18 Egan Court, Riddells Creek

## Big block. Brilliant location. Comfortable family living. Endless potential

Welcome to 18 Egan Court, Riddells Creek &mdash; a truly special property offering the perfect blend of space, comfort, and unbeatable location.

This well-presented home features three generous bedrooms, two bathrooms, and a double car garage, making it perfectly suited for families, couples, downsizers, or investors alike. The open-plan living areas are spacious and filled with natural light, while the kitchen is not only large but also offers excellent storage, making meal preparation and entertaining effortless.

Set on a generous block of land, this property is a dream for anyone who loves a big backyard. Whether it's space for kids and pets to run, entertaining family and friends, or simply enjoying the freedom of a large allotment, this home delivers lifestyle and potential in equal measure.

Positioned in a quiet court, yet only moments away from everything Riddells Creek has to offer, you'll enjoy the rare luxury of having

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**FOR SALE**  
\$816,000 - \$816,000

### AGENTS

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### AGENCY

LJ Hooker Sunbury

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shops, caf&aacute;s, schools, parks, and public transport all within walking distance. It's the perfect balance of peaceful living and everyday convenience

Property highlights include:

- . Spacious open-plan living areas filled with natural light
- . Central ducted heating for year-round comfort
- . Reverse-cycle split system for efficient cooling and heating
- . Automatic window blinds throughout
- . Amazing covered outdoor entertaining area, perfect for all seasons
- . Approximately 500sqm backyard offering room for all your outdoor plans

Homes offering this combination of land size, location, and practicality are becoming increasingly hard to find. This is a standout opportunity to secure a quality home in one of Riddells Creek's most sought-after pockets.

For more information or to book your private inspection, please contact Adam Elsherif on 0413 222 069 or Yousof Dabboussi on 0426 121 274.

## MORE DETAILS

Property ID	9DJ12
Property Type	House
Land Area	1000 m2
Including	Toilets (2)

**Adam Elsherif 0413 222 069**

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