



LJ Hooker 12/53 WOODLAND ROAD, ST HELENS PARK NSW 2560

Villa 12/53 Woodland Road, St Helens Park

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## CHARMING AND WELL LOCATED 2 BEDROOM VILLA

Welcome home to this well presented 2 bedroom villa, a perfect blend of comfort, convenience and low maintenance living. Ideal for first home buyers, downsizers or savvy investors, this property offers an easy care lifestyle in a quiet and highly desirable pocket of Macarthur

### Feature packed

- Step inside and feel instantly at ease in the bright, airy open plan living and dining area, designed for modern living
- The renovated kitchen is both stylish and functional, perfect for those who love to cook, entertain, or simply enjoy a relaxed meal at home
- Enjoy all year round comfort thanks to the split system air conditioning, whether you're entertaining guests or winding down after a long day, the temperature is always just right helping you feel at home in every season
- Both bedrooms are peacefully positioned for privacy, with the main bedroom offering a built-in wardrobe and plenty of natural light.
- The tastefully renovated bathroom with a separate toilet combines practicality with modern design, making daily routines effortless
- Outside, discover your spacious private yard, a rare and valuable feature for a villa. It's the perfect setting for outdoor dining,

### FOR SALE

Please Call

### AGENTS

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### AGENCY

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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.



- gardening or simply enjoying your morning coffee in the sunshine
- The property also includes a single lock up garage, offering secure parking and direct access to the rear yard. In addition, the garden shed provides space to neatly store gardening equipment, seasonal items or hobby supplies, keeping everything tidy and organised while freeing up your living space

Perfectly positioned you'll love the easy connection to essential amenities

- Approximately 550 metres to Woodland Road Public School, making it a short, safe walk for families with young children
- Approximately 3km to Campbelltown Hospital making it ideal for healthcare professionals or peace of mind knowing medical care is nearby
- Approximately 4.6km to Macarthur Square Shopping Centre your destination for shopping, dining, and entertainment, as well as Macarthur Station for an easy city commute

Whether you're starting out, slowing down or investing, this property presents an opportunity to secure a well maintained villa in a sought after location

Don't miss your chance to make this charming villa yours, arrange your inspection today and experience the warmth, comfort and convenience for yourself

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## MORE DETAILS

Property ID	Q3EH9H
Property Type	Villa
Including	Air Conditioning Toilets (1) Deck

### Danny Lo Castro 0410 457 933

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### Zachary Martin

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