

33 John Batman Avenue, Werrington County

## Modern Living with Space, Style and Convenience

Set on approximately 327 sqm of land, this beautifully presented modern home offers the perfect blend of comfort, functionality and low-maintenance ease /u8212? an ideal choice for first home buyers looking to step into the market, downsizers seeking simplicity without compromise, or investors wanting a smart addition to their portfolio.

From the moment you step inside, the home welcomes you with an abundance of natural light and a flowing floor plan designed for relaxed everyday living. The formal lounge provides a peaceful space to unwind, while the generous family kitchen forms the true heart of the home, complete with ample storage, expansive bench space that invites casual meals, conversation and connection.

The adjoining dining and family area enhances the sense of openness, seamlessly extending to a private covered outdoor entertaining space /u8212? perfect for hosting friends, enjoying a quiet morning coffee, or spending quality time with family. The easy-care yard ensures you can enjoy your weekends without the burden of constant maintenance.

Practical features further enhance the home/u8217s appeal,

3 1 1

### FOR SALE

Please Call

### AGENTS

Tony Liras

0425 269 611

[tliras.penrith@ljhooker.com.au](mailto:tliras.penrith@ljhooker.com.au)

### AGENCY

LJ Hooker Penrith

(02) 4732 2322

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.



including a lock-up garage with internal access, a spacious central bathroom, built-in robes and split system heating and cooling for year-round comfort.

Ideally positioned in a sought-after location with convenient access to schools, shopping and public transport, this is a home that delivers lifestyle, comfort and long-term value in equal measure.

Move in and enjoy, invest with confidence, or downsize in style /u8212? the choice is yours.

## MORE DETAILS

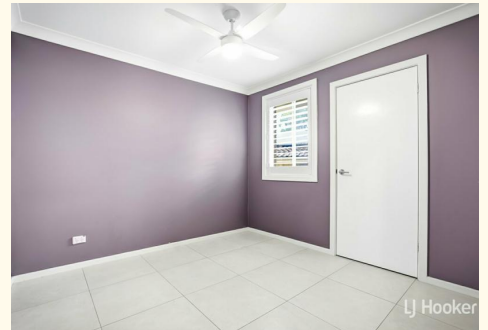
|               |                      |
|---------------|----------------------|
| Property ID   | 1QZGF70              |
| Property Type | House                |
| Land Area     | 327 m2               |
| Including     | Air Conditioning     |
|               | Outdoor Entertaining |
|               | Fully Fenced         |

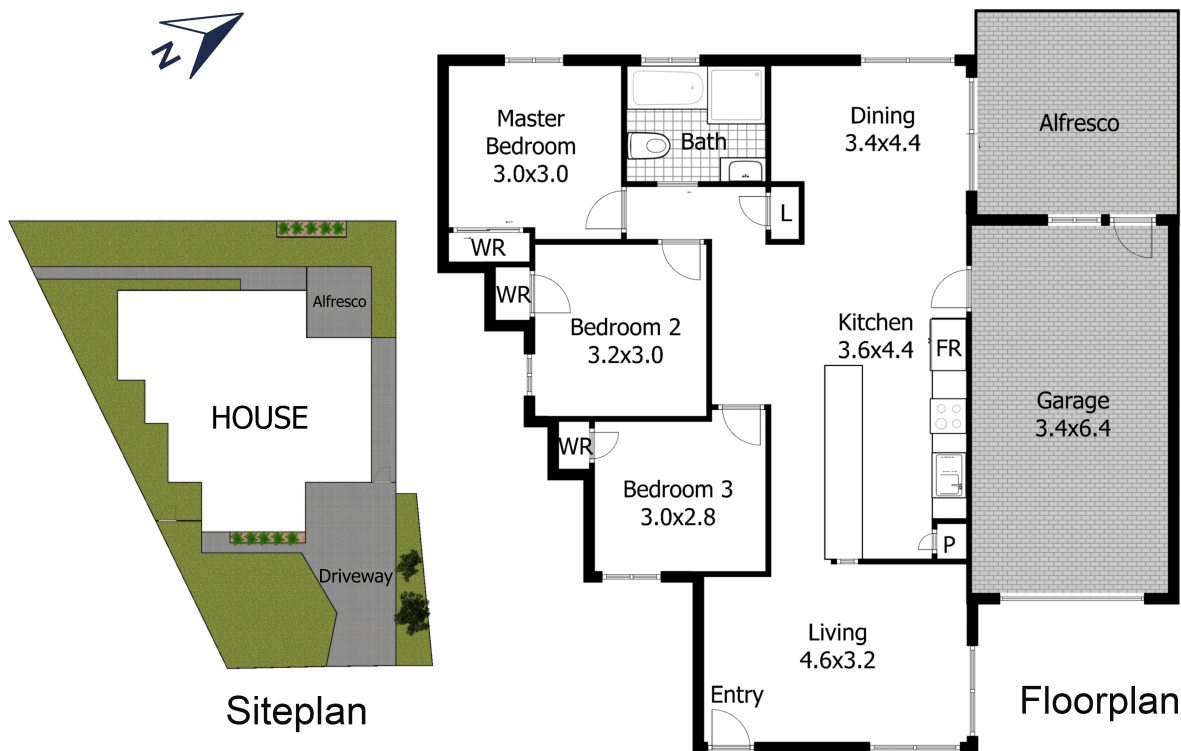
**Tony Liras 0425 269 611**

Licensed Real Estate Agent, Auctioneer |  
tliras.penrith@ljhooker.com.au

**LJ Hooker Penrith (02) 4732 2322**

2/314 High Street, PENRITH NSW 2750  
penrith.ljhooker.com.au | penrith@ljhooker.com.au





**DISCLAIMER:**

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent will not accept any liability Interested parties should make and rely on their own enquiries



33 John Batman Ave,  
Werrington County