



2C Ward Street, Yagoona




Modern Family Living in a Prime Yagoona Location

Welcome to 2c Ward Street, Yagoona - A stylish and contemporary residence offering generous living spaces, quality finishes, and a practical floorplan designed for modern family living. Positioned in a quiet street and conveniently located close to schools, transport, and shops, this home presents an outstanding opportunity for homeowners and investors alike.

The ground floor features a light-filled open-plan living and dining area, seamlessly connecting to the modern kitchen equipped with quality appliances, ample storage, and sleek cabinetry. Flowing from the main living space is a sunroom, providing the perfect area for relaxation or entertaining all year round.

Upstairs, the home offers three well-proportioned bedrooms, including a spacious master suite complete with walk-in robe and private ensuite. A dedicated study area provides an ideal workspace for professionals or students, while the additional bedrooms include built-in wardrobes and are serviced by a contemporary family bathroom.

With quality timber flooring, ducted air conditioning, and thoughtfully designed interiors throughout, this residence delivers comfort and

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FOR SALE

Auction this Saturday @ 1:30pm

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.



style in equal measure.

Property Features:

- Three generous bedrooms with built-in wardrobes
- Master bedroom with walk-in robe and ensuite
- Dedicated upstairs study area
- Open-plan living and dining area
- Modern kitchen with quality appliances and ample storage
- Sunroom ideal for entertaining or additional living space
- Three bathrooms including internal laundry/bathroom
- Single lock-up garage with internal access
- Ducted air conditioning throughout
- Low-maintenance landscaped yard
- Quality timber flooring and modern finishes

Location Features:

- Approximately 650m to Yagoona Train Station
- Approximately 700m to Yagoona Public School
- Approximately 1.2km to Birrong Girls High School
- Approximately 1.4km to Birrong Boys High School
- Approximately 750m to Yagoona Shopping Village
- Approximately 900m to Al Madina Mosque, Yagoona
- Approximately 1.3km to St Matthew's Catholic Church, Regents Park
- Approximately 600m to Ward Park and recreational facilities
- Easy access to Hume Highway and major arterial roads
- Approximately 10 minutes' drive to Bankstown Central

Offering modern comfort, convenient living, and a highly sought-after location, this exceptional home is not to be missed.

DISCLAIMER: While LJ Hooker Bankstown | Liverpool have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies, or misstatements contained herein. LJ Hooker Bankstown | Liverpool urges prospective purchasers to make their own inquiries to verify the information contained herein.

MORE DETAILS

Property ID	1155F8E
Property Type	DuplexSemi-detached
Land Area	251.8 m2
Including	Ensuite Study Ducted Cooling Toilets (3) Alarm Balcony Floorboards Built-in-Robes

Louie Kazzi 0450 771 000

Sales Agent | louie.bl@ljhooker.com.au

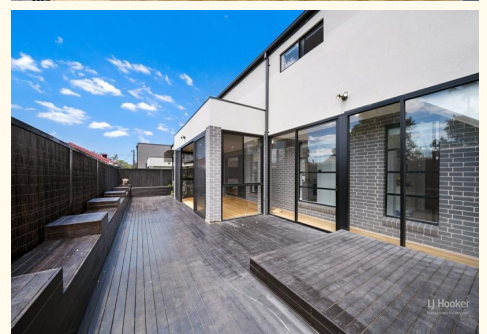
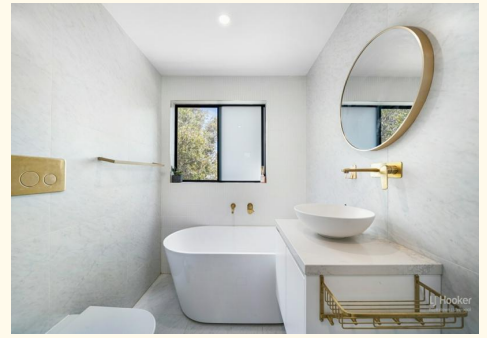
Jacob Sedrak 0481 963 344

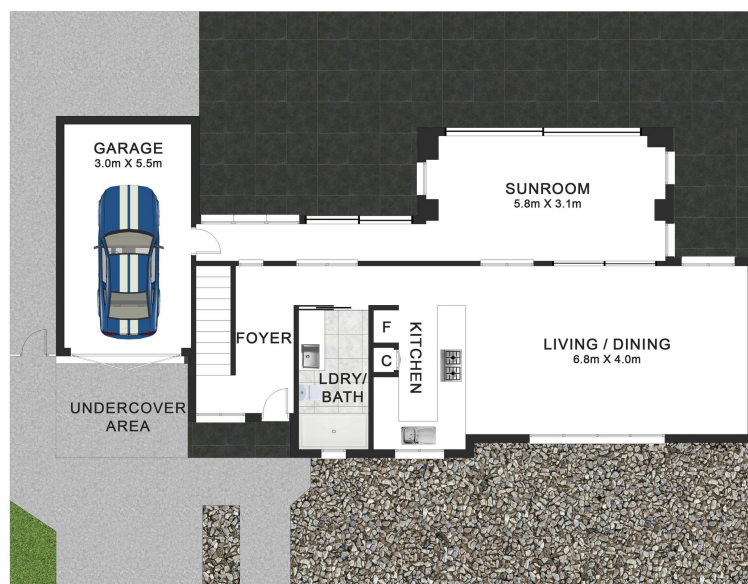
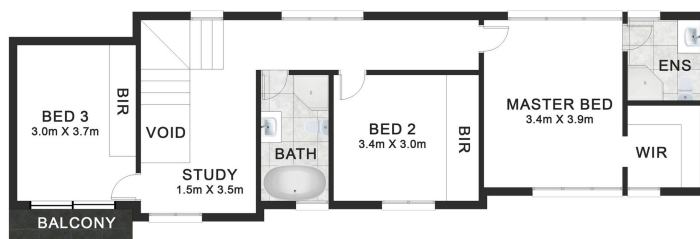
Sales Associate to Louie Kazzi | teamlouie.bl@ljhooker.com.au

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