

## 27 The Crescent , Helensburgh, NSW 2508

Auction

House 3 2 2



### Sun Filled Single Level Family Home in a Peaceful, Family Fr

Peacefully positioned close to schools, public transport and scenic bushwalking trails, this beautifully maintained single level residence offers the ideal lifestyle for families, downsizers or anyone seeking low maintenance living. Set on a generous 557sqm block and bathed in natural sunlight, this inviting home is sure to impress from the moment you arrive.

#### Your New Home

- Relax and entertain in the fully fenced backyard, featuring a combination of paved and grassed areas perfect for alfresco dining, children's play and weekend gatherings.
- Enjoy a spacious, free flowing floorplan with an abundance of natural light throughout.
- Single level living with minimal upkeep, making it an excellent option for downsizers who still want a generous outdoor space.
- Three well proportioned bedrooms, all with built in wardrobes, including a master with ensuite.
- Neatly presented galley style kitchen offering practical functionality.
- Double carport plus garden sheds providing ample storage.
- Conveniently located within moments of schools and public transport, ensuring easy everyday living.

#### Your Lifestyle

- The stunning Stanwell Park Beach is less than a 10 minute drive away, allowing you to enjoy coastal living without the premium price tag.
- Helensburgh is serviced by the express train line, providing effortless access to both Sydney CBD and Wollongong.
- One of the few remaining areas offering a peaceful regional lifestyle less than an hour from Sydney, complete with bushwalking trails, swimming holes, bike tracks, sporting clubs, local cafes and a welcoming community atmosphere.

This is a wonderful opportunity to secure a comfortable home in a tightly held, lifestyle rich location.

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#### Listed By

Ron Kissell

Phone: (02) 4294 7000

Mobile: 0410 148 397

Chris Kissell



Listing Number: 3519958