

3/2 Ryan Lane, Figtree, NSW 2525

\$1,000,000 - \$1,100,000

Villa 3 2 2



### Spacious Villa with House-Like Proportions

Set in the highly sought-after suburb of Figtree, this north-facing villa offers an exceptional blend of privacy, space and low-maintenance lifestyle living. Filled with natural light, the open-plan living and dining area flows effortlessly to a generous enclosed alfresco space, creating the perfect setting for year-round entertaining.

#### Open for Inspection

Sat, 07 Feb 2026 - 11:00 AM to 11:30 AM

The well-appointed kitchen is equipped with a gas cooktop, dishwasher and a highly functional layout designed for everyday ease. Accommodation comprises three well-proportioned bedrooms, all with built-in wardrobes, including a master with ensuite.

Delivering both comfort and convenience, this impressive villa is ideally located just moments from Figtree Grove, public transport and local schools.

#### Features include:

- Three-bedroom villa with house-like proportions
- Two spacious enclosed alfresco entertaining areas
- Separate laundry, large main bathroom and ensuite
- Ducted air-conditioning, plantation shutters, garage with internal access
- Close to shopping, transport and schools

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