

218 Swallow Dr, Erskine Park, NSW 2759

Sold - \$950,000

House 3  1  2 



Sold!!

This spacious and immaculately presented family home is situated in the sought after suburb of Erskine Park. Located only a short distance to a long list of local amenities including Erskine Park shops, Erskine Park Public & High School, public transport as well as child care centers.

**Open for Inspection**

By Appointment.

**THE BEDROOMS:** 3 good size bedrooms with ceiling fans and built- in wardrobes to all as well as a large walk in robe to the Main. Main Bedroom includes exterior roller shutters as well as block out blind offering a complete silent serene sleeping environment.

**THE KITCHEN:** Well presented kitchen with a gas cooktop, stone benchtop and plenty of cupboard space

**THE LIVING SPACE:** Spacious combined lounge and dining areas at the front of the home offering a freestanding wood fireplace as well as gas point, split system air conditioner. An additional family/ informal meals area off the kitchen featuring 9 foot ceilings giving that added sense of spaciousness.

**THE BATHROOM:** Gorgeous main bathroom with freestanding bath and frameless shower, plus a large double vanity offering plenty of storage space.

**OUTDOORS:** Huge entertaining area which doubles as extra spaces for parking the car or boat, overlooking the spacious grassed yard which is ideal for the kids to play or for entertaining.

**OTHER INCLUSIONS:**

- Double lock up carport
- Quality timber plantation shutters throughout
- Internal laundry with external access
- Separate garden shed for additional storage
- 3 split system air conditioners throughout keeping the house cool in summer and warm in winter
- Neutral colour scheme throughout, quality porcelain tiling throughout
- Potential rental return of approximately \$530.00- \$580.00 per week
- All on a large 563sqm block with the potential to add a granny flat (STCA) although house takes up most of the yard but with modifications it could be done.

Due to the current COVID-19 outbreaks in Greater Sydney we respectfully request that an attendee at a private inspection wear a mask and register their

**Listed By**

Angelo Mavris

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