

**61 Joyce St, Punchbowl, NSW 2196**

**Sold - \$1,100,000**

House 6 3 2



## Another one sold by the Ralph Team....

Built in 2003 & offering the ideal opportunity for the larger family, this impressive residence could even accommodate 2 families due to its living services on both levels. We have outlined some beneficial features below.

### Downstairs features:

- 2 bedrooms
- Large formal dining area leading to rear living area
- Modern kitchen with gas cooking
- Modern bathroom
- Wash room with another toilet (4 toilets in total throughout the home)
- Double lock up garage with internal access

### Upstairs features:

- 3/4 bedrooms (1 fully equipped as a kitchen)
- Main bedroom with ensuite & walk in robe
- Large, modern main bathroom
- Small sitting/t.v area

### External features:

- Prominent corner position
- Beautiful rear undercover entertaining area with kitchenette ideal for those family gatherings
- Storage shed
- Easy care & maintenance free back yard
- Nicely manicured front gardens

### Open for Inspection

By Appointment.

### Listed By

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