

**11 Mebbin Circuit, Woongarra, NSW, 2259**

**House For Sale**

Tuesday, 12 November 2024



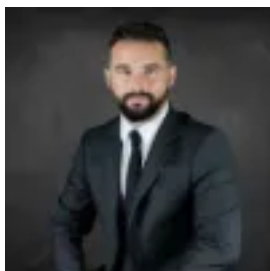
**11 Mebbin Circuit, Woongarra, NSW, 2259**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Shaun Diviney

0418651007

## **The Ultimate family home in desirable, sought after location**

Welcome to 11 Mebbin Circuit Woongarra

This home offers an inviting and modern living space from the moment you step through the front door. With meticulously maintained interiors, you'll be greeted by sleek finishes and a range of recent updates throughout the property.

The floor plan includes four generously sized bedrooms, providing plenty of space for family or guests. The large living room offers a comfortable and versatile area for relaxation, while the entertainer's kitchen is perfect for hosting gatherings or enjoying meals with loved ones.

Situated in a prime location, this property is set on a quiet street directly opposite a picturesque bush reserve, offering both tranquillity and convenience.

Property Features Include:

- \*Huge master suite with dual walk-in-robos and ensuite
- \*Large main bathroom with separate toilet
- \*Three bedrooms with built ins
- \*Ducted Air conditioning
- \*Double Lock Up Garage with internal access and shade sail for two more cars
- \*Private fully fenced backyard
- \*New Flooring and painting throughout
- \*Solar Panels
- \*LED's throughout
- \*Gas kitchen with walk-in pantry
- \*Covered outdoor entertaining
- \*Garden shed on slab
- \*Located close to the best local schools, shops, parks and public transport

Don't miss out on this one! Give me a call on 0410698474 to inspect.

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Figures and details are subject to change without further notice.

Land Size Approx 610.4 sqm

Rates Approx \$1,567.86 p.a

Water Rates Approx. \$1,146.75 p.a

Rental Approx \$775 - \$825 p.w