

21 Cobbity Avenue, Werrington Downs, NSW, 2747



House For Sale

Wednesday, 25 December 2024

21 Cobbity Avenue, Werrington Downs, NSW, 2747

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Gizzelle Powell
0428934618

**** READY TO MOVE IN**

****PROPERTY LAUNCH | Saturday, 11 January 2025**

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This spacious four-bedroom house is perfectly situated in an ideal location, offering both convenience and tranquillity. Each of the four bedrooms is thoughtfully designed for comfort and privacy, with ample storage and natural light. The home features a well-designed layout, including a generous living room bathed in natural light, with large windows that invite sunlight to fill the space, creating a bright and airy atmosphere.

The benefits of buying this property include:

- * Four (4) generous-sized bedrooms, three of which are fitted with built-ins, and a walk-in robe in the master bedroom
- * Master bedroom with living room, ensuite, walk-in robe, ducted and split system air conditioning, and access to the alfresco and swimming pool.
- * The master bedroom could potentially serve as a parent's or teenage retreat.
- * Natural light filled living room with beautiful floorboards
- * Modern kitchen features a sleek design with beautiful splashbacks, a ducted rangehood for efficient ventilation, a dishwasher, and ample cabinet space.
- * Main bathroom with three-way access, separate toilet, vanity, and shower
- * Separate dining
- * Ducted aircon throughout the house
- * Spacious backyard
- * Huge Undercover alfresco
- * Outdoor bar
- * Barbecue area
- * Tropical-style swimming pool perfect for hot weather and relaxation

Outside, you'll find a sparkling swimming pool, ideal for relaxation or entertaining, surrounded by landscaped gardens that enhance the property's charm. It backs onto the ADI site, offering a more peaceful and private living environment. Whether you're seeking a tranquil retreat or a family home close to local amenities, this property offers the perfect balance of luxury and practicality.

Ready to move in and enjoy with nothing more to do or spend. Call or SMS Gizzelle now on 0428 934 618 for your private inspection or for further information.

**** DISCLAIMER:** The above information is believed to be correct and accurate, however, RE/MAX Lifestyle Marketing does not guarantee its accuracy, and we urge prospective buyers to make their own enquiries if necessary. Virtual furniture for illustration purposes only.

**** INSPECTION POLICY:**

Please note that we are adhering to strict Government guidelines to always ensure the safety of our team and the community.

We do welcome you to attend our inspections, however kindly request that you:

- * Masks are no longer mandatory however, they are highly recommended in situations where social distancing is difficult
- * Adhere to the social distancing guidelines of one person per four square meters.
- * Ask one of our team if you would like to open any cupboards or doors for further inspection. We are exercising a "Look

don't Touch" policy to keep everyone safe.

* Keep our team and community safe by not attending an inspection if you are feeling unwell.

* Make use of the complimentary hand sanitizer provided at all viewings.

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