

**22 Malcolm Ave, Werrington, NSW, 2747**



**House For Sale**

Tuesday, 14 January 2025

22 Malcolm Ave, Werrington, NSW, 2747

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Ready To Be Yours!

Nestled in the heart of Werrington, this property has a fantastic layout with a large living area and a sunroom, this property is perfect for families, first-home buyers, or investors. Perfectly positioned on a 651m<sup>2</sup> block, this property offers endless opportunities.

Welcome to 22 Malcolm Avenue, Werrington

- Three well sized bedrooms with ceiling fans and mirrored built in robes to two. The master bedroom boasts an air-conditioner
- The kitchen is fully equipped with electric cooking, ample cabinetry, and stainless steel appliances
- Large living area with a bright and cozy sunroom perfect for family gathering or entertaining
- Neat and tidy main bathroom with a bath tub & separate shower
- Enjoy the large low-maintenance backyard, which offers enough space for the kids to play and granny flat potential (S.T.C.A)
- Other great features include air conditioning, down lights, floorboards, internal laundry and carport leading to the drive-through lock up garage with additional off-street parking

Proximity to:

- Werrington Public school: 600m
- Werrington station: 1.5km
- Werrington Lakes Reserve: 1km
- Werrington County shopping village: 1.5km

Positioned in a quiet, family-friendly street, this home is just minutes away from local schools, shops, parks, and Werrington train station. Enjoy easy access to major roads, making commuting a breeze. Whether you're looking to move in or expand your property portfolio, 22 Malcolm Avenue offers exceptional value and a lifestyle of comfort and ease. Contact Jessica Grant today to organise your next inspection!