

**3/34 Westmoreland Road, Minto, NSW, 2566**



**House For Sale**

Monday, 16 December 2024

3/34 Westmoreland Road, Minto, NSW, 2566

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Spacious Three Bedroom Villa!

This charming, well-maintained three-bedroom villa offers a perfect blend of comfort, convenience, and modern living. Located in the sought-after area of Minto, this home is ideal for families, first-time buyers, or those looking to downsize without compromising on space or quality.

Boasting a spacious and light filled interior with a renovated kitchen that will tick all those boxes it won't last long! Enjoy a private, low-maintenance backyard that's ideal for outdoor dining, relaxation, or entertaining guests.

It is just a short drive to Minto Marketplace, local schools, parks, and public transport options, offering the best suburban living with easy access to major roads and amenities.

### Features Include:

- \* Three great sized bedrooms with built in wardrobes to two
- \* Open plan living and dining
- \* Updated kitchen offering gas cooking and plenty of bench and cupboard space
- \* Bathroom with a bathtub, floor to ceiling tiles and separate toilet
- \* Ceiling fans throughout
- \* Split system air conditioning to two bedrooms and lounge room
- \* Generous sized grassed backyard
- \* Undercover entertaining area
- \* Single lock up garage with remote control access
- \* Sitting on a 340m<sup>2</sup> block of land

### Location Features Include:

- \* 650m to Campbellfield Public School
- \* 700m to Kimberley Park
- \* 1.7km to Minto Mall
- \* 1.9km to Minto Public School
- \* 2.0km to Sarah Redfern Public School
- \* 2.1km to Sarah Redfern High School
- \* 2.5km to Minto Station

This villa presents an exceptional opportunity for those seeking a low-maintenance, modern home in a fantastic location.

Don't miss your chance to secure this delightful property.

Contact us today to arrange a private inspection or for more details!