

**8 Culya Street, Marayong, NSW 2148**

MANOR

**House For Sale**

Thursday, 9 January 2025

8 Culya Street, Marayong, NSW 2148

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 574 m2**

**Type: House**



TAYLOR BREDIN

0430169625

## AUCTION

Taylor Bredin and the team at Manor Real Estate are excited to present this family haven combining fun, functionality and lifestyle. Whether you're hosting summer BBQs, watching the kids play, or enjoying quiet afternoons by the pool, this home offers a superb, easy-care lifestyle. Set on a generous 573.5m<sup>2</sup> parcel and enjoying a convenient location close to a wide range of essential amenities including schools, transport and shopping options. - Stylishly renovated kitchen with induction cooktop, plentiful bench space - Living and dining area with skylight seamlessly flows to the outdoor alfresco - Three bedrooms all fitted with built-in wardrobes - Renovated bathroom with separate shower and free-standing bathtub - Sparkling saltwater in-ground swimming pool, easy-care lush lawns - Covered alfresco area, perfect for entertaining friends and family - Outdoor studio with powder room, ideal for workshop/hobby space/teenage retreat - Double carport plus additional driveway parking space - Features include ducted air conditioning, ceiling fans, solar panels, downlights, combination flooring, cubby house and more Location Highlights: - Bus transport (210m approx) - St Andrews College (700m approx) - St Andrews Primary School (950m approx) - Marayong Public School (1.7km approx) - Harvey Park (1.3km approx) - Marayong Train Station (2km approx) - Woodcroft Village (1km approx) - Quakers Court (1.3km approx) - Westpoint Shopping Mall (3.7km approx) Call Taylor to arrange an inspection today on 0430 169 625. Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.