

**2/3 Woodvale Close, Plumpton, NSW, 2761**



**Villa For Sale**

Friday, 22 November 2024

2/3 Woodvale Close, Plumpton, NSW, 2761

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: Villa**

## First Time Offered in almost 40 Years A Rare Gem Near Plumpton Parklands!

Perfect for First Home Buyers or Investors Comfort, Convenience, and Community!

### Prime Location:

Close to the M7 for easy city access, public transport, schools, and shopping centres.

- o? Plumpton Highschool: 1.3km (3 mins)
- o? Richard Johnson Anglican College: 1.8km (5 min)
- o? Plumpton Marketplace: 1.7km (4 mins)
- o? Mt Druitt Hospital: 1.7km (4 mins)

Walking distance to Plumpton Parklands, offering:

- o? BBQ Facilities for family gatherings.
- o? Off-Street Parking for added convenience.
- o? Covered Seating for relaxing outdoors.
- o? Walking Paths to enjoy peaceful strolls or exercise.

### Villa Highlights:

- ?3 Bedrooms in a boutique complex of just 8 villas.
- ?1 Stylish Bathroom featuring a 1200mm vanity.
- ?Garage + Extra Parking: Single-car garage + space for two more vehicles and visitor spots.
- ?Updated Kitchen, updated less than 10 years ago.
- ?Comfortable Living: 2 air-conditioning units and built-ins in the main bedroom.

### Recently Updated:

- o? Freshly painted throughout.
  - o? Block out roller blinds for privacy.
  - o? Modern floating timber floors.
  - o? New flyscreens
  - o? 5kW solar system for energy efficiency.
- Peaceful Community: Quiet, well-maintained strata-managed complex.

Auction On-Site: Saturday, 21st December @ 11 am.

A perfect choice for first-time buyers or investors seeking convenience, charm, and modern living.

For Inspections & Details:

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The seller reserves the right to bring forward the auction or sell prior to auction. Please be aware that webpage enquiries require a contact number and email address. Enquiries that do not have this information may not receive a response.

Disclaimer: "We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

\*virtual furniture has been used.