



18 Sixth Avenue Loftus, NSW



Great size block, superb location and potential

Immaculate, manicured gardens surround this three bedroom single-level home on a generous 765sqm (approx.) block of land. The ideal opportunity for first home buyers and those looking to create their dream home, it is move-in ready with plenty of potential to renovate or update. Fantastic location in a sought-after neighbourhood, just a short walk to Loftus train station and easily accessible to schools and shops.

- Front lounge and dining with garden views, additional separate family room
- Open kitchen with gas cooktop, ample storage, three bedrooms with built-ins
- Relaxing outdoor covered deck with caf? blinds, great space for entertaining
- Stunning spacious yard with landscaped gardens perfect for families and pets
- Large tool and workshop space with storage, extra space for a trailer or boat
- Secure single car carport, two water tanks, plantation shutters, ceiling fans
- Sought-after location just 450m to Loftus train station, idyllic leafy outlook
- Less than five minutes to local shops, cafes, primary and secondary schools

Price: \$1,610,000
Council Rates: \$446.20 p/q
Water Rates: \$173.29 p/q



Rhys Christofa

0415 684 877



Ezra Malolo

0401 490 024



Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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Loftus

STONE



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.