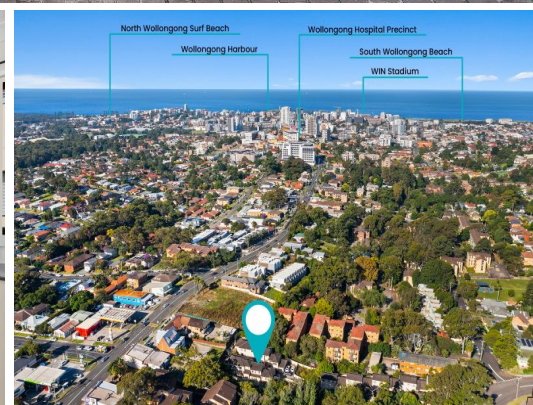


STONE



11/15-17 Woodlawn Avenue Mangerton, NSW

3 1 1

Carefree living footsteps from schools + transport

Set in a tranquil location amid private, leafy surrounds, this spacious and sundrenched townhouse is an excellent prospect in its entirety. Whether you're seeking a low-maintenance investment property, or a home in a leading suburb, it combines classic elements of modern comfort with sought-after convenience and lifestyle appeal approx. 500m from TIGS and minutes from the CBD.

- Well-appointed dual level residence boasting ultimate 'lock-up and leave' design
- Integrated lounge + dining area, tiled floors, generous proportions throughout
- Sleek rear flow to peaceful courtyard with window awning and Colorbond fence
- Stone kitchen benchtops, stainless appliances including dishwasher, gas cooking
- Large bathroom with tub; second toilet in laundry, built-in robes, single garage
- Ready for you or your tenant to move in ? scope to further improve at leisure
- Approx. 350m stroll to local restaurants and buses for city + University
- Close proximity to primary schools, hospital precinct, parks and Figtree Grove

Council rates \$369.51pq approx.
Water rates \$158.45pq approx.

Inspect: Saturday, 18th May 2024 12:00 - 12:30

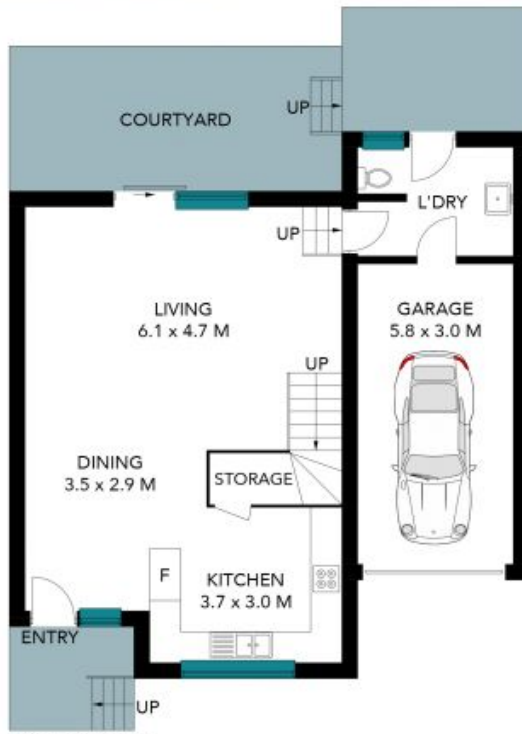
Price: Price Guide \$695,000



Michael Schlegel

0418 627 220

11/15-17 Woodlawn Avenue
Mangerton



Ground Floor



First Floor



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.