



36 Old Bush Road Yarrawarrah, NSW

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### Spacious living and elevated cityscape views

Entertainers will love the stunning city views and the generous alfresco entertaining area this superb property offers. Built for the modern family, it features four bedrooms, a home office, formal and informal living, plus space to store a boat and caravan. Easy walking distance to Yarrawarrah Public School and centrally located to transport and shops, it's a great location in a sought-after pocket of The Shire.

- Sunlit spacious formal lounge and dining with gas outlets and balcony access
- Renovated kitchen with breakfast bar and Caesarstone benchtops
- Open plan family and dining with alfresco covered deck overlooking the pool
- Expansive alfresco entertaining patio with undercover area and cityscape views
- Four beds, built-in storage, ceiling fans, master with a/c, separate home office
- Under house storage, timber floors, split system air-con units
- Fully decked above ground pool, three garden sheds, double carport, space for a boat and trailer
- Great location close to local schools and convenient to transport and shops

**Price:** \$1,591,000



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Upper Level



Lower Level



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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Yarrawarra



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.