



4 Crowther Place Tarrawanna, NSW



Superb first home, downsizer or investment

Proudly maintained and providing abundant comfort over one easy-care level, this spacious and flexible family residence leaves little to be desired. Displaying multiple living areas, modern decked entertaining and a backyard studio, and enjoying a wonderful sense of peacefulness with virtually no passing traffic, it offers a sought-after lifestyle minutes from schools and all conveniences.

- Impressive design with generous formal lounge, L-shaped family living to rear
- Sliding-door flow to covered deck, office/studio and child-friendly level lawn
- Centrally located kitchen boasting a servery, gas cooktop and dishwasher
- Private master quarters complete with a walk-in wardrobe and neat ensuite
- Air-conditioning, ample storage throughout, double garage with internal access
- Idyllic opportunity in a loop street ? one of Tarrawanna's quietest pockets
- Stone's throw to Village Green and Soccer Oval, approx. 500m walk to CBD bus stop
- Local shops, cafes and microbrewery and Corrimal amenities in close reach

Council rates \$548.22pq approx.

Water rates \$158.45pq approx.

Inspect: Saturday, 25th May 2024 12:00 - 12:30

Price: Price Guide \$1,350,000 - \$1,485,000



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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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Tarrawanna



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.