



4 Withers Place ABBOTSBURY, NSW

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### Family home enjoys park views and prized address

Prestigiously positioned in a blue ribbon cul-de-sac over 1,015sqms, this dual level residence embraces an elevated outlook over Western Sydney Regional Park. It's offered for sale by the original owner and is a walk to shops, buses and close to the M7.

- Generously proportioned with a choice of living areas
- Formal lounge and dining flow to a light filled rumpus
- Family room extends to an expansive entertaining terrace
- Overlooks the solar heated in-ground pool and backyard
- Child-friendly level lawn, veggie patch, wide side access
- Granite kitchen, two ducted air conditioning units, alarm
- Four bedrooms with built-ins plus a study/guest bedroom
- Lower level studio with potential for conversion (STCA)

**Price:**

Price guide over \$1,000,000

**Stone Real Estate**

02 9824 1100  
**Liverpool**



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

4 Withers Place, Abbotsbury

**McGrath**