



9 Usher Close ABBOTSBURY, NSW



### Idyllic family lifestyle of peace and privacy

Enjoying a serene outlook of Calmsley Hill City Farm, this well presented family home presents an excellent opportunity, offering a secluded rural-like setting while convenient to amenities. Set in a sought-after enclave, it's close to shops and schools.

- Fresh neutral decor and an easycare single level layout
- Separate spacious formal lounge and dining rooms on entry
- Generous open plan family area and adjoined casual dining
- Flows out to the alfresco area for effortless entertaining
- Child-friendly garden and level lawn neighbouring the farm
- Neatly presented and well maintained modern kitchen
- Three double bedrooms, two featuring built-in wardrobes
- Bathroom with bathtub and separate w/c, internal laundry

**Price:**

Price guide over \$640,000

**Stone Real Estate**

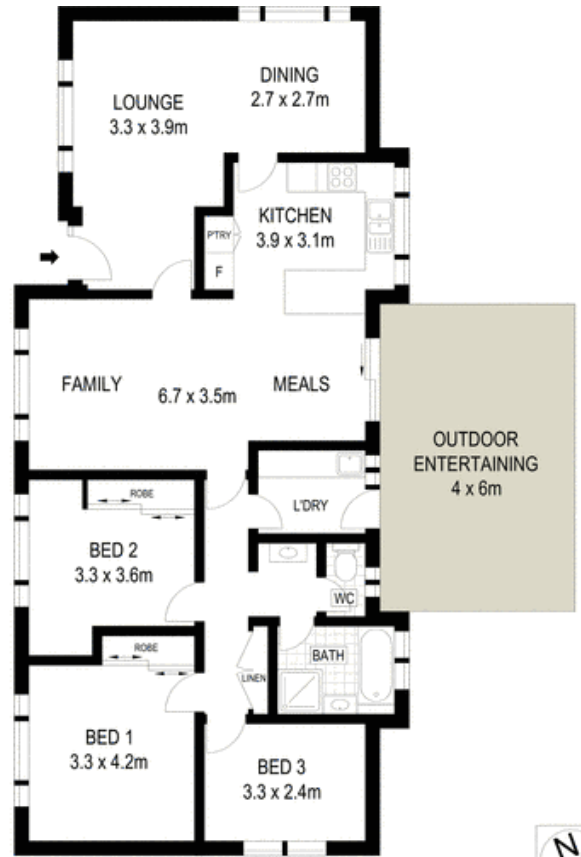
02 9824 1100  
**Liverpool**



SITE PLAN (NOT TO SCALE)



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



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**McGrath**