

97 Patrick Crescent Saratoga, NSW

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### Motivation To Sell Is High! - Prime Location and Granny Flat Ready

Welcome to 97 Patrick Crescent, Saratoga. A fantastic opportunity to secure a charming home on a generous block in one of the area's most sought-after streets.

**Price:** Guide \$1,050,000 to \$1,100,000  
**Council Rates:** \$469.43 p/q  
**Water Rates:** \$296.27 p/q

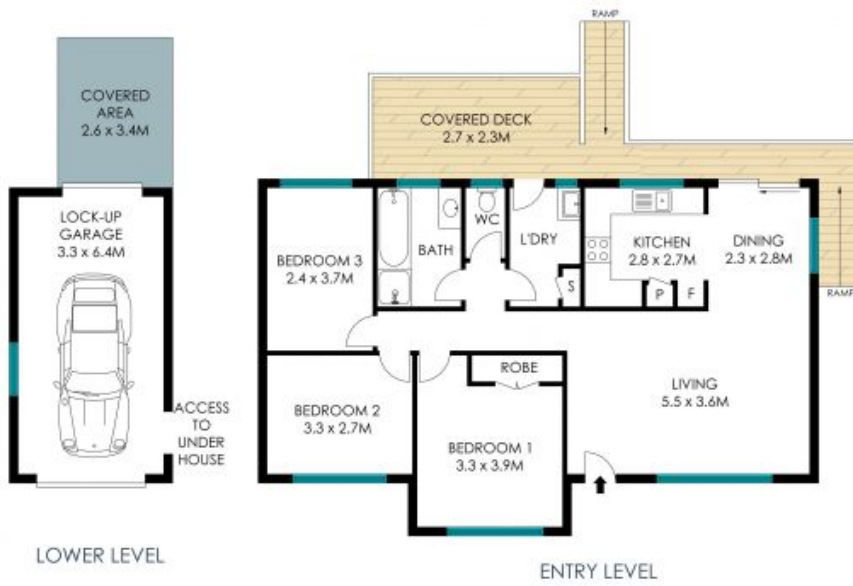


**David Lyle**

0408 440 010

97 Patrick Crescent,  
Saratoga

STONE



**Total Living Area:** 137 sqm

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.