



## FOR SALE

### SPACIOUS FAMILY HOME IN A QUIET COURT LOCATION!

Closing Date Sale! Wednesday 11th March 2020! Unless Sold Prior!

This beautifully presented and maintained family home is set on approx. 930m2 and perfectly situated in a quiet court location, making this home ideal for the large or growing family. Boasting: 3 separate living zones, comprising kitchen meals area with breakfast bar that overlooks public park land. Easy access to the outdoor alfresco deck, veranda and BBQ area, making indoor / outdoor entertaining a breeze. Also featuring separate lounge / dining room for formal or informal entertaining plus a separate family / rumpus room ideal for casual family time.

This fabulous home offers 4 generous bedrooms with built in robes, the master with full ensuite and walk in robe, gas ducted heating, evaporative cooling, quality fixtures and fittings throughout, mature gardens, garden shed, double garage, car spaces in front, kids cubby house, fully fenced yard and so much more.

This family home is only minutes from respected secondary and primary schools, public transport, the Eastlink Freeway, local shopping strips, sporting clubs, parks, reserves, recreational facilities and major arterials. An inspection will impress!

Thinking of selling now or in the future? For a free market appraisal Call Lou 0417-166-668 / Leanne 0404-261 469 or email [lou@atrealty.com.au](mailto:lou@atrealty.com.au)  
Statement of information will be available to inspect at the property.  
Inspection times and property availability are subject to change without notice. Photo identification required at inspections. Disclaimer. All information contained herein is gathered from sources we believe to be reliable. We cannot however guarantee its accuracy and interested parties should make and rely on their own enquiries.

4 BED | 2 BATH | 2 CAR

PRICE:  
\$850,000 - \$915,000

OPEN FOR INSPECTION:  
N/A



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**SITE PLAN**



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 parties should rely on their own enquiries.

Residence	- 155 m <sup>2</sup>
Garage	- 34 m <sup>2</sup>
Verandah	- 8 m <sup>2</sup>
Deck	- 15 m <sup>2</sup>
Total	- 212 m <sup>2</sup>



## 24 Thurleigh Avenue, Croydon South

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.