

11/17 POPLAR CRESCENT, BRADBURY, NSW, 2560



**SOLD**

## LARGE FREE STANDING LOW MAINTENANCE VILLA

Located in the much sought after suburb of Bradbury and idyllically positioned in the Sherwood Hills Estate is this single storey free-standing villa.

Consisting of a bright and spacious open-plan living area and dining as well as three bedrooms with built-ins to all. Covered outdoor entertaining area with timber decking & a low maintenance yard.

This home is perfect for investors, those looking to downsize or first home buyers looking to enter the market.

Features include:

- 3 well-proportioned bedrooms, all featuring built in wardrobes and downlights
- Spacious open plan living and dining complimented by floating floorboards throughout, downlights and the comfort of air conditioning
- Practical L shaped kitchen includes electric oven/cooktop and plenty of storage space
- Good size bathroom with the added convenience of a separate toilet
- Covered outdoor entertaining area with timber decking & a low maintenance yard
- Land Size: 404 square meters

This fantastic opportunity is conveniently located just a short walk to Bradbury Public School, Bradbury Shops, public transport, the local pools and sporting fields.

Extra Details:

- Strata Fees: \$376.55 per quarter
- Council rates: \$308 per quarter

\*\*\*All ONLINE ENQUIRIES RECEIVED FROM THE WEBSITE REQUIRE A full name, phone number, and email address. INCOMPLETE ENQUIRIES MAY NOT BE ATTENDED TO.\*\*\*

\*Nazari Property Group believes all information contained herein is a curate at the time of advertising. However, we encourage interested parties to conduct their own enquiries.

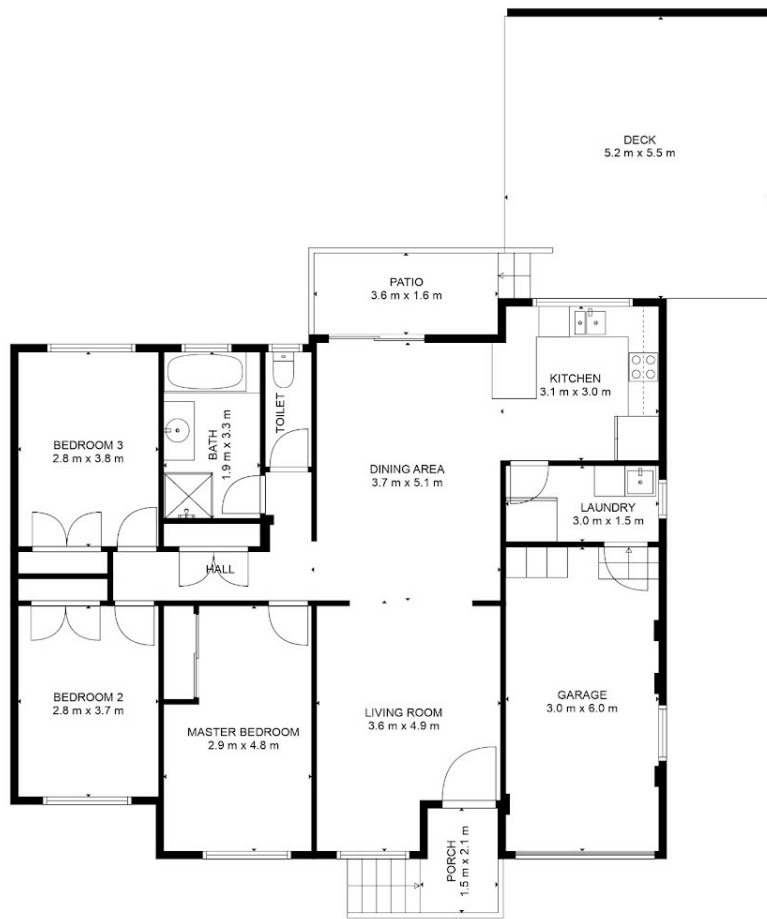
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$710,000**

**OPEN FOR INSPECTION:**  
**N/A**



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Total scanned area: 167 m<sup>2</sup>

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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.