

# FOR SALE

## INVEST OR NEST: FAMILY HOME

Whether you're investing, downsizing, or entering the market, this impressive home won't disappoint.

Features include:

- 3 spacious bedrooms with built-in wardrobes.
- Good size bathroom.
- Single lock-up garage with internal access.

The open-plan living area, filled with natural light, seamlessly flows from the lounge to the meals area and kitchen. The well-equipped kitchen overlooks a massive rear entertainment space, perfect for hosting gatherings. Wooden stairs add a touch of charm, while the large yard offers plenty of room for kids to play.

Do you LOVE a large pergola complemented by a decent-sized backyard to ENTERTAIN your FAMILY?  
If YES, this is for YOU.

Some of the great features of this home include:

- Master bedroom with split-system A/C.
- Celling fan in two bedrooms
- Second toilet downstairs.
- A fantastic & huge back entertaining area.
- Decent-sized square backyard.
- Overlooking neighbourhood balcony.
- Storage spaces upstairs and downstairs.
- Shed for gardening tools.

Current rental return: \$550  
Council - \$376.90 PQ Admin Levy - \$756 PQ

Located in a quiet cul-de-sac, it's close to all amenities. Nearby Amenities (approx.

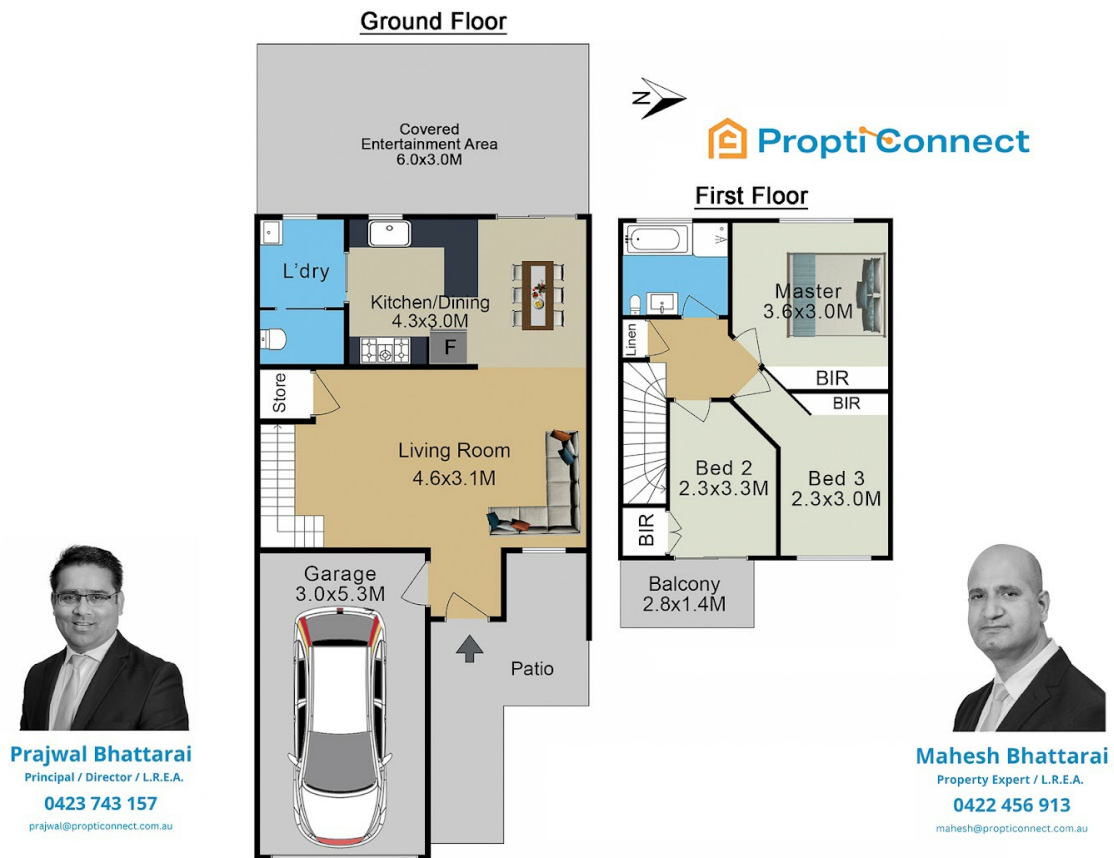
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PRICE:  
Just Listed



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**U1/14 Westringia Place Macquarie Fields, NSW 2564**

Disclaimer: Floor plans are for illustrative purposes and are intended to give a general indication of the layout only. All dimensions are approximate and are not intended to form part of any contract or warranty.  
Floor plan prepared by Fine Estates Photographs, 0431567185.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.