

## FOR SALE

### FAMILY HAVEN IN CAMBRIDGE GARDENS AWAITS YOU.

This impressive large 3-bedroom family home offers the perfect blend of size and convenience in the heart of Cambridge Gardens. Set on a generous 654 m2 block this property presents an exceptional opportunity for families seeking space, and the opportunity to add your own stamp of style to this home looking for a little love.

The thoughtfully designed layout features three well-appointed bedrooms, rumpus and office space. The heart of the home boasts a large kitchen space, complete 900 stainless steel gas cooker with electric oven and dishwasher, making meal preparation a breeze for busy families. A dedicated study provides the perfect workspace for those working from home or students needing a quiet place to concentrate, a good-sized rumpus a great place for a second tv area or space for all the kids toys.

- \* Three spacious bedrooms
- \* Large eat in kitchen with dishwasher
- \* Dedicated study for work
- \* Rumpus room for family entertainment
- \* Double garage with toilet and sink and 3 car, carports
- \* Split system air conditioning for year-round comfort
- \* Entertainment areas for outdoor living
- \* Secure parking for vehicles
- \* Water tank for sustainable living
- \* Modernized rendered look, metal roofing and a front timber deck to sit and relax.
- \* Fully fenced 654m2 block great potential to add a granny flat (STCA)

The fully fenced yard ensures privacy and safety for children and pets, while the secure parking provides peace of mind for your vehicles or space to house your caravan. A water tank helps keep the water costs down, while keeping the gardens looking beautiful.

Cambridge Gardens offers families an ideal lifestyle balance, combining suburban tranquillity with excellent connectivity to the Greater Western Sydney region.

The location provides excellent access to quality education options, easy access to Penrith's extensive shopping and dining precincts, while transport links ensure convenient commuting to business districts and employment centres throughout Western Sydney.

Don't miss the Property Launch as this is a great First Home or Investment opportunity.

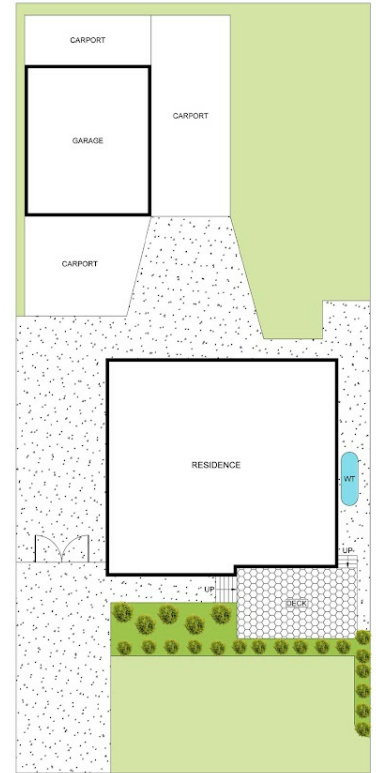
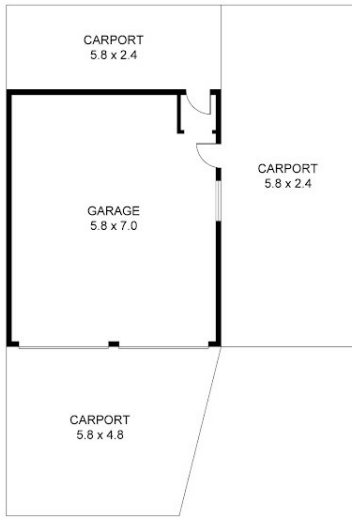
3 BED | 1 BATH | 3 CAR

PRICE:  
New to Market

OPEN FOR INSPECTION:  
Jun 28 at 12:00pm - 1:00pm



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## 14 CARLYLE CRESCENT, CAMBRIDGE GARDENS



Disclaimer - This plan has been drafted from supplied information and is provided as an indicative representation only. No liability is accepted by the agency or the vendor on its accuracy. Interested parties should make their own enquiries. Not to scale.

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.