



# FOR SALE

## TASTEFULLY UPDATED FAMILY HOME | 506SQM BLOCK | FIRST HOME BUYER APPEAL

Fresh, bright and beautifully updated throughout, 9 Windermere Avenue, Woodberry delivers the kind of easy, move-in-ready living that is becoming increasingly difficult to find at this price point.

Positioned on a generous 506sqm block, this clad and tile three-bedroom home offers a practical family-friendly layout, modern updates and a great backyard — making it an appealing option for first home buyers, young families, investors or anyone looking for a comfortable home without the headache of major renovations.

From the moment you step inside, the home feels light, clean and welcoming. Freshly painted interiors, new carpet and flooring and a functional layout create an immediate sense that the hard work has already been done.

At the heart of the home is the renovated kitchen, complete with breakfast bar, electric cooking, rangehood, dishwasher and excellent storage. Positioned directly alongside, the internal laundry cleverly doubles as a butler's pantry, providing additional preparation space and storage while keeping everyday household functionality tucked neatly away.

The kitchen connects naturally with the separate dining and family area, while the spacious main lounge provides another comfortable living zone complete with split-system air conditioning.

Accommodation comprises three generously sized bedrooms, with built-in robes to two, while the updated bathroom includes a bath, vanity and WC.

Outside is where the home continues to impress.

A covered rear entertaining deck provides the perfect place for weekend barbecues, afternoon drinks or simply watching the kids enjoy the fully fenced backyard. There is plenty of grassed space to enjoy without creating a high-maintenance property, while a garden shed provides additional storage.

Conveniently located close to local schools, transport, shopping and the Beresfield business precinct, the property combines comfortable suburban living with excellent everyday

3 BED | 1 BATH | 1 CAR

PRICE:  
\$699,990

OPEN FOR INSPECTION:  
N/A



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## SITE PLAN

(Not to Scale)



**WOODBERRY**

## 9 WINDERMERE AVENUE, WOODBERRY

DISCLAIMER: FLOOR PLAN MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. YOU SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE SUITABILITY FOR YOUR SPACE REQUIREMENTS.

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.