



### 138 Ashford Avenue Milperra NSW

Located within easy walking distance to Milperra shops, transport and university this home offers a lucky purchaser endless opportunities for the future.

A fine east facing family home that features 3 good sized bedrooms and includes built in wardrobes and high ceilings.

A formal living and dining area as well as an open plan kitchen with gas cooking that contains a 2nd living space, study nook and an internal laundry with a 2nd toilet.

A newly renovated and large bathroom will certainly appeal to the young and growing family.

Outside you will be impressed with the manicured garden/hedges and pergola that provide privacy and an attractive setting for entertaining family and friends.

A large single car lockup garage with plenty of storage as well as 3-4 car spaces is perfect for the extended family.

This property also may qualify as a development site (S.T.C.A) with a frontage of 16.45m and an overall size of 575.4sqm (approx.).

Homes such as this are in strong demand and typically do not stay on the market for long.




We Love:

- Walk to Milperra shops, transport and university
- Fine 3 bedroom family home with study nook
- Recently renovated new bathroom

Pluses:

- Open Kitchen with 2nd living space
- Manicured garden/hedges with pergola
- 1 car lock up garage and 3+ car spaces

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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**Land Size** : 575.4 sqm



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138 Ashford Ave,  
**Milperra, NSW**  
Floorplan & Siteplan  
(siteplan not to scale)



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