



6 Ruthven Avenue Milperra NSW

Sitting on 569sqm (approx.) with a 21.34m frontage, this spacious family home offers multiple living areas over two levels to comfortably accommodate a large or perhaps extended family.

Conveniently located within walking distance to Milperra Public School, parks, local shops and cafés, this home is ready to enjoy immediately with plenty of options for the future.

- ? Modern kitchen with stone benchtops, dishwasher, 900mm oven and an abundance of storage
- ? Large open plan living and dining room with fireplace and air conditioning
- ? Separate second living space downstairs
- ? Internal laundry with plenty of storage and access to yard
- ? Modern main bathroom
- ? 3 bedrooms downstairs with ceiling fans and built-ins, master with ensuite and air conditioning
- ? 2nd master suite upstairs with ensuite, walk in robe and ceiling fan
- ? 3rd living space upstairs with potential for self-contained living, ideal for in-law accommodation
- ? Low maintenance yard
- ? Large single garage with storage
- ? DA approved duplex site
- ? Land size approximately 569sqm with a 21.34m frontage

Exclusively Listed by Alliance Real Estate.

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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Price : \$ 969,000

Land Size : 569 sqm



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All reasonable care was taken in the preparation of this document, however no warranty is given to the accuracy of the information. Dimensions shown are approximate only. floorplan by www.optcoolstudios.com