



36 Pozieres Avenue Milperra NSW

Ideally located just moments from Milperra Public School, bus transport and shops, this beautifully renovated family home is move in ready and perfect for those who love to entertain. With plenty of room to accommodate families of all shapes and sizes and the added benefit of future duplex potential (S.T.C.A.), this is sure to be a popular one and will sell fast!

Offering:

- 4 bedrooms with built-in wardrobes
- Home office or teenage retreat with separate entry
- Large main bathroom with double basins
- Generous Internal laundry/second bathroom with bath
- Open plan layout with multiple living and dining spaces
- Modern kitchen with stunning Quantum Quartz benchtops, quality appliances and gas cooking
- Huge undercover entertaining deck
- Large inground pebblecrete swimming pool and low maintenance yard
- Single lock-up garage plus additional off-street parking
- Keyless entry, CCTV, BOSCH alarm system and many more extras
- Timber floorboards, fresh paint and ducted air conditioning throughout

- Approx. 220m to Milperra Public School, Shops and Four Little Foxes Café
- Picnic Point High School catchment for year 7 enrolments 2022
- Easy M5 access + approximately 220m to bus transport
- Future development potential (S.T.C.A.)
- Land Size approx. 556.4sqm with a 15.265m frontage

Contact Jenny or Theo immediately to make your enquiries and avoid missing out.

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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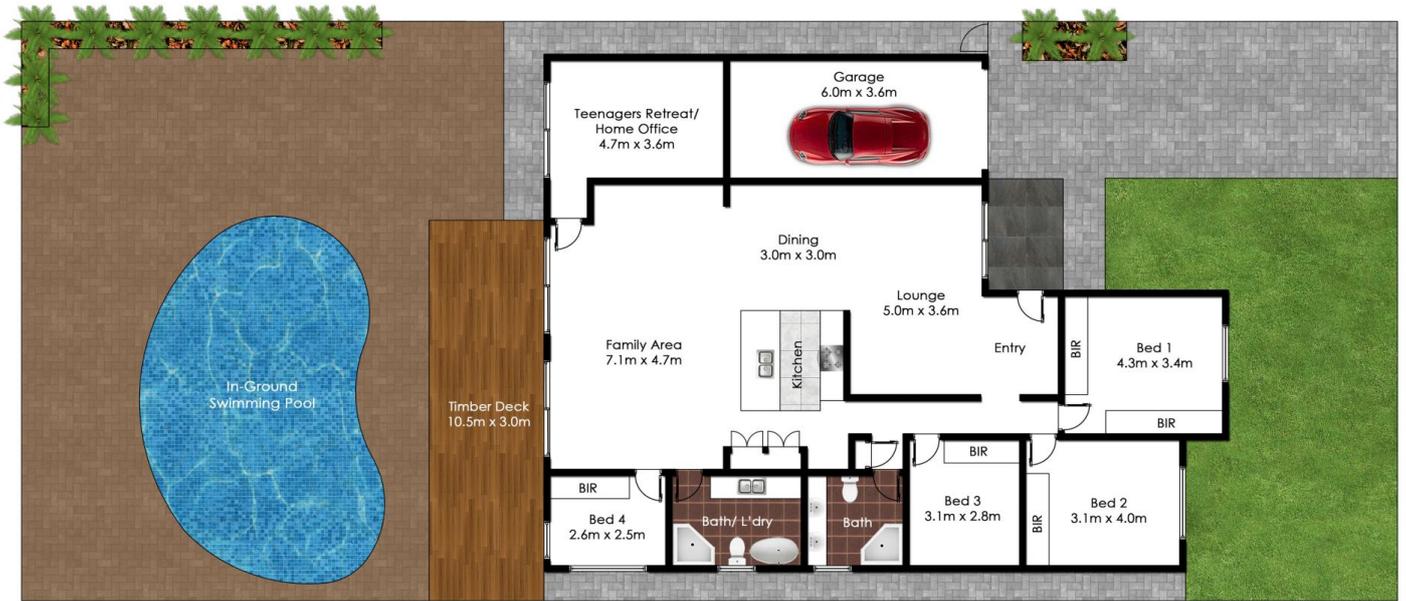
Land Size : 556 sqm



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