



### 3/14 Cook Crescent East Hills NSW

Tucked away in a cul de sac street within a small complex of just three, this immaculate freestanding 3-bedroom villa offers an easy-care lifestyle with the convenience of local schools, shops and East Hills train station just moments away.

Ideal for first-home buyers, downsizers, or investors, this property presents an outstanding opportunity and is a must-see.




- 3 bedrooms with built-in robes and ceiling fans, master with ensuite
- Living area with split system A/C
- Light filled kitchen and dining
- Main bathroom with separate bath and shower
- Internal laundry with external access
- Low maintenance yard
- Spacious double garage
- Land size approx. 239sqm
- Approx. 400m to East Hills Train Station and Shops
- Approx. 550m to East Hills Park
- Approx. 1.4km to East Hills Public School

- Approx. 1.6km to East Hills Boys and Girls High School
- Approx. 4.6km to Picnic Point High School
- Moments from the banks of The Georges River
- Easy M5 access

To find out more information or to arrange a private inspection, contact Jenny today!

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** : \$ 1,111,000

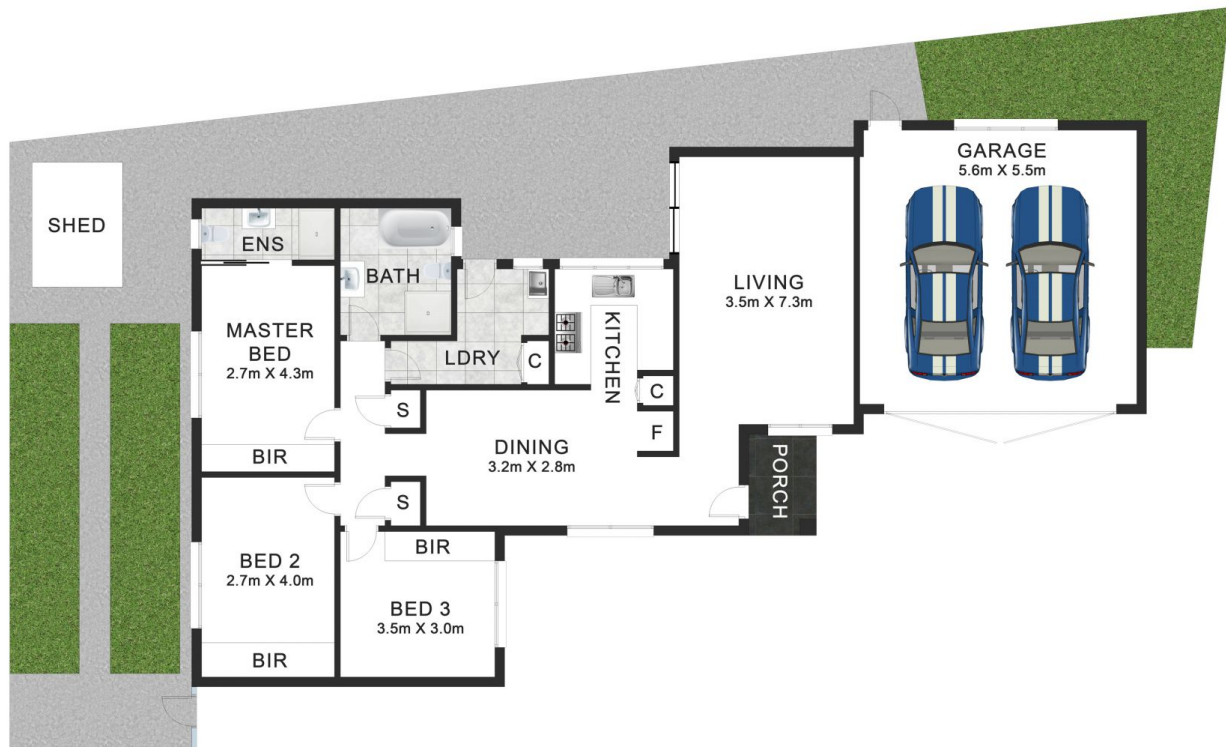
**Land Size** : 239 sqm



**Jenny Fisher**

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