






**34 Myrtle Creek Avenue Tahmoor NSW**

**3**  **2**  **1** 

**Price** : \$900,000 to \$925,000

**Land Size** : 973.8 sqm

**View** : <https://www.acreagesales.com.au/7178171>



**Wayne Grimson**  
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Offering a great opportunity to secure an owner builder residence that is perfectly positioned in a peaceful and quiet location in the heart of Tahmoor. With its highly appealing, stunning district views, side access, two street frontages both with road access and the potential for dual occupancy (subject to council approval), this property is not one to be missed!

Set on approx. 973.8 sq. m this comfortable two-storey brick home comprises 3 bedrooms, 2 bathrooms and 1 car spaces. It boasts a spacious timber kitchen, dining area, lounge room with split-system air conditioning, large storage/study room and double doors that open onto your own private balcony overlooking Tahmoor.

- Owner builder construction
- Upper Level: 2 bedrooms and ensuite with toilet
- Lower Level: 1 bedroom, 1 bathroom, living area
- Study area or storage room
- Large private balcony with district views
- Timber kitchen
- Split-system air conditioning
- Hardwood timber flooring
- Single car garage with side access
- Remote control roller doors
- Low maintenance yard
- Two Street Frontage both with access
- Potential for dual occupancy (subject to council approval)

The thriving town of Tahmoor is the commercial hub of the Wollondilly district. A short walk will take you to the local train station, shops, schools and local amenities.

Offering a great opportunity for anyone looking to invest or live on a large parcel of land. With so much potential, this home must be on your inspection list.

\* Please note that all webpage enquiries require a contact number AND an email address. Enquiries that do not have this information will not receive a response.

\* Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospective purchasers are to rely on their own enquiries.



## 34 Myrtle Creek Avenue, Tahmoor



Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.