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**31 Swansona Avenue Mount Annan NSW**

**3**  **2**  **2** 

**Price** : \$ 894,000

**Land Size** : 420 sqm

**View** : <https://www.acreagesales.com.au/7637831>

### Great First Home or Investment

Situated in Mount Annan, close to all local amenities that the Macarthur region has to offer, as well as being within easy access of the M5 onramp; this single-story home offers three bedrooms and a generously sized backyard.

The brick veneer residence is immaculately presented and sits within a quiet street. There are three bedrooms with built-in robes, while the main bedroom enjoys an ensuite. The kitchen is spacious in design and includes a lovely breakfast bar, Electric cooking and a dishwasher! The comfortable living space leads out to the covered alfresco, perfect for relaxing and entertaining.

This property won't last long, don't delay; inspect today.

Other features:

- Approx. 420 sq. m block
- Ducted air conditioning
- Hybrid timber flooring throughout
- Only one owner
- No neighbours across the road
- Flat block

\* 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.



## 31 Swansona Avenue, Mount Annan

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.