






**30 Blaxland Avenue Luddenham NSW**

4  1  3 

**Price** : \$ 1,000,000

**Land Size** : 865.3 sqm

**View** : <https://www.acreagesales.com.au/7765929>



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### Spacious 4-Bedroom Home with Promising Returns in a Blossoming Neighbourhood

Discover the perfect family haven nestled in a tranquil and elevated neighbourhood. Positioned close by to all local amenities and offering a splendid 4-bedroom home.

Step into the heart of this residence, a spacious galley-style kitchen with an abundance of cabinets and a delightful backyard view. Bask in the vast, sun-drenched living area, offering a picturesque vista of the beautifully landscaped front yard. All four bedrooms in the home include built-in robes ensuring ample storage space for your family!

The generous approximately 865.3 sq. m block of land provides endless opportunities for rejuvenation or expansion. Additionally, there's convenient side access and ample covered parking.

This neighbourhood is poised for greatness with substantial infrastructure investment and anticipated job growth, promising higher-than-average capital appreciation. You can expect a rental estimate of approximately \$650 per week, making it a smart investment.

Act swiftly on this prime location, as properties like these are highly sought after.

Key features:

- Walking distance to shops, schools, parks, and cafes
- Ducted air conditioning
- Quiet cul-de-sac location
- Garage and generous car port with garden shed
- Covered outdoor patio, perfect for all your entertaining needs
- Bird aviary

\* 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.





## 30 Blaxland Avenue, Luddenham

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, commission, 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.