



13 Malvern Close, St Johns Park

Sold for \$1,100,000 (Aug 28, 2025)

Beautifully appointed for a lifetime of enjoyment, this wonderful entry level family residence enjoys a seamless integration between indoor and outdoor living spaces, with privacy and tranquillity being paramount. This charming family home embraces some modern finishes with comfortable interiors providing additional scope for further improvements. An expansive single level yet elevated layout, it provides a flexible and comfortable design suitable for the contemporary family with potential for work from home or home business arrangements (S.T.C.A.). Peacefully nestled within a family friendly setting and amongst other quality residences, this beautiful hidden oasis features bright interiors enhanced by an open plan living space, private entertainers deck and a peaceful water feature which provides effortlessly tranquillity throughout! Perfectly orientated to capture the northern sun this well-appointed retreat is only minutes away from various retail precincts including but not limited to Bonnyrigg Plaza, Canley Heights and Cabramatta CBD as well as the highly sought after St Johns Park Public School and Harrington Street Public School.

- Elevated brick veneer family residence
- Three (3) well-proportioned bedrooms with built in wardrobes.
- Bright interiors offering separate living and dining spaces.

Property ID:	L34526498
Property Type:	House
Garages:	2
Land Area:	562.0 sqm

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- Modern designer kitchen with large island stone back and stainless-steel appliances.
- Original three-way bathroom.
- External laundry with additional toilet.
- Well appointed entertainers deck/alfresco with water feature and coy pond.
- Luscious rear garden with side access perfect for family gatherings.
- Double lock up garage with ample on street and off-street parking.
- Ample basement storage space with provisions for bathroom improvements.
- Beautiful private front veranda with leafy outlook and garden views.
- Level block on approximately 562sqm.