



Presentation Perfect, Location Convenient!



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11 Tallowood Avenue, Casula

Buyer's Guide: \$840,000

Immaculately presented inside and out, this delightful family home on a low maintenance 557.4m² block with child and pet-friendly fenced backyard, is conveniently located within walking distance to parks, shops, transport, and schools – there's no excuse not to get out and about on foot or bicycle to access those essential local amenities.

With attractive street appeal this rendered brick and tile residence with manicured garden at the front looks inviting and welcoming, and it truly is – not just a 'house' but a 'home' it is not difficult to envisage living here at all; in fact, it couldn't be easier.

Summary of features:

- Three bedrooms, master at front with mirrored built-ins
- Fully tiled bathroom with separate shower and bathtub
- Elegant light-filled formal lounge with RAC air-conditioner
- Well-appointed kitchen with gas cooktop, dishwasher
- Formal dining adjacent to kitchen opens out to pergola

Property ID: L24100034

Property Type: House

Garages: 1

Land Area: 557.4 sqm

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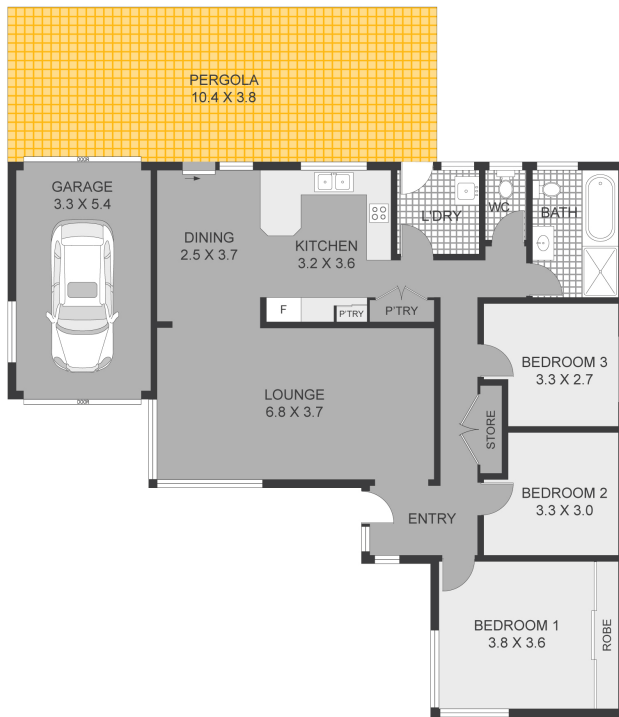
- Expansive, private covered east-facing entertaining terrace
- Single lock-up garage with drive-through access to rear
- Timber flooring in living, dining, and all bedrooms
- Large windows at front to flood with natural light
- Colourbond fence at sides, gated pedestrian access
- Open air concrete space, perfect to set up firepit
- Plenty of room for a pool and/or shed in backyard
- Onsite parking space on driveway for additional vehicles
- No immediate money needing to be spent, move straight in
- Quick easy access to both the M5 & Hume Highway
- 4-mins drive to Casula Train Station or walk to bus
- Good selection of local schools within close proximity
- Only 190-metres to Casula Mall, 700-metres to library

Tightly held for many years, this is a home with wonderful charm and warmth; well-cared for, it has been much loved and is ready and waiting for its next residents to settle in and commence its next chapter. All whom inspect will appreciate just how lovely it really is and all will want to buy!

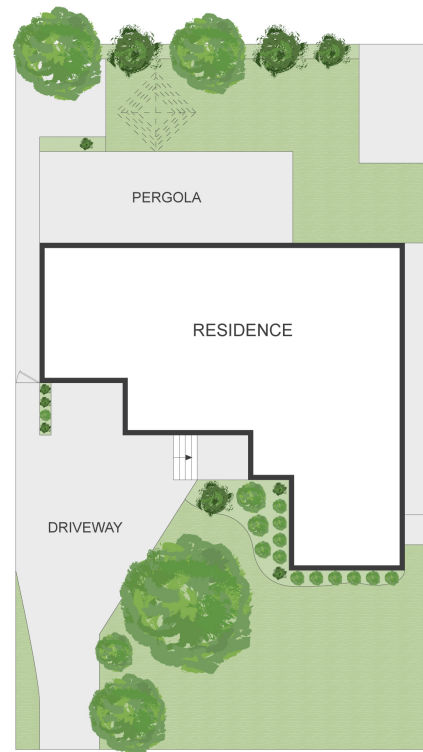
Council Rates: \$495.56 per quarter (approx)

Water Rates: \$171.41 per quarter (approx)

Disclaimer: The above information has been provided to us from the vendor. We cannot guarantee the accuracy of this information and as such the information provided is not a representation by us as to the accuracy of the statement. You should rely on your own enquiries and judgment to determine the accuracy of this information to satisfy yourself of the true position. Images are for illustrative purposes only and do not represent the final product or finishes or scale.



GROUND FLOOR



SITE PLAN



CASULA

11 TALLOWOOD AVENUE

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Raine & Horne
Wetherill Park