



## 145 Sherwood Road, ALDAVILLA, NSW 2440

### Simply The Best

With a location and magnitude like few others, this contemporary family home will have you enjoying the Aldavilla lifestyle in no time. Just one step inside the front door and you will be amazed at the size of this home.

Having a spacious lounge room is an absolute bonus in this five bedroom yes, five bedroom home. This family friendly home boasts an ensuite to the main bedroom, renovated main bathroom and a third shower and toilet in the laundry, meaning there will never be a queue for the bathroom. When you add freshly renovated kitchen, near new flooring & painting throughout plus ducted air conditioning, you'll soon realise the value of this hidden gem. It's all the little added extras that will really impress you.

With verandas front and back providing options for outdoor entertaining. The detached double lock up garage has plenty of storage space with an attached high carport (perfect for your caravan or boat). Having a site area of 4493 sqm (approx 1.1 acre) backing onto Fattorini Creek gives you plenty of breathing room and completes this perfect package. This is an opportunity you will not want to miss, call today to arrange your private inspection.

#### Features;

- 5 bedrooms (built-in robes in 4)

**TYPE:** Sold

**INTERNET ID:** 5P13726

#### SALE DETAILS

**Price Guide** \$625,000 - \$650,000

#### CONTACT DETAILS

**Leah Elford**  
0428 295 952



- Main bathroom with laundry chute
- Ensuite to main
- Third shower & toilet in the laundry
- Ducted air conditioning
- Renovated kitchen
- Fresh flooring throughout
- Near new painting throughout
- Backing onto Fattorini Creek
- Bitumen (hot mix) driveway
- Detached double garage
- Carport to fit caravan/boat
- Solar hot water system

Property Details:

Council Rates: \$1833.80 pa approx

Land Size: 4493 sqm

Rental Potential: Contact Agent

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- Land Area 4,493.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Double garage
- Single carport
- Air Conditioning





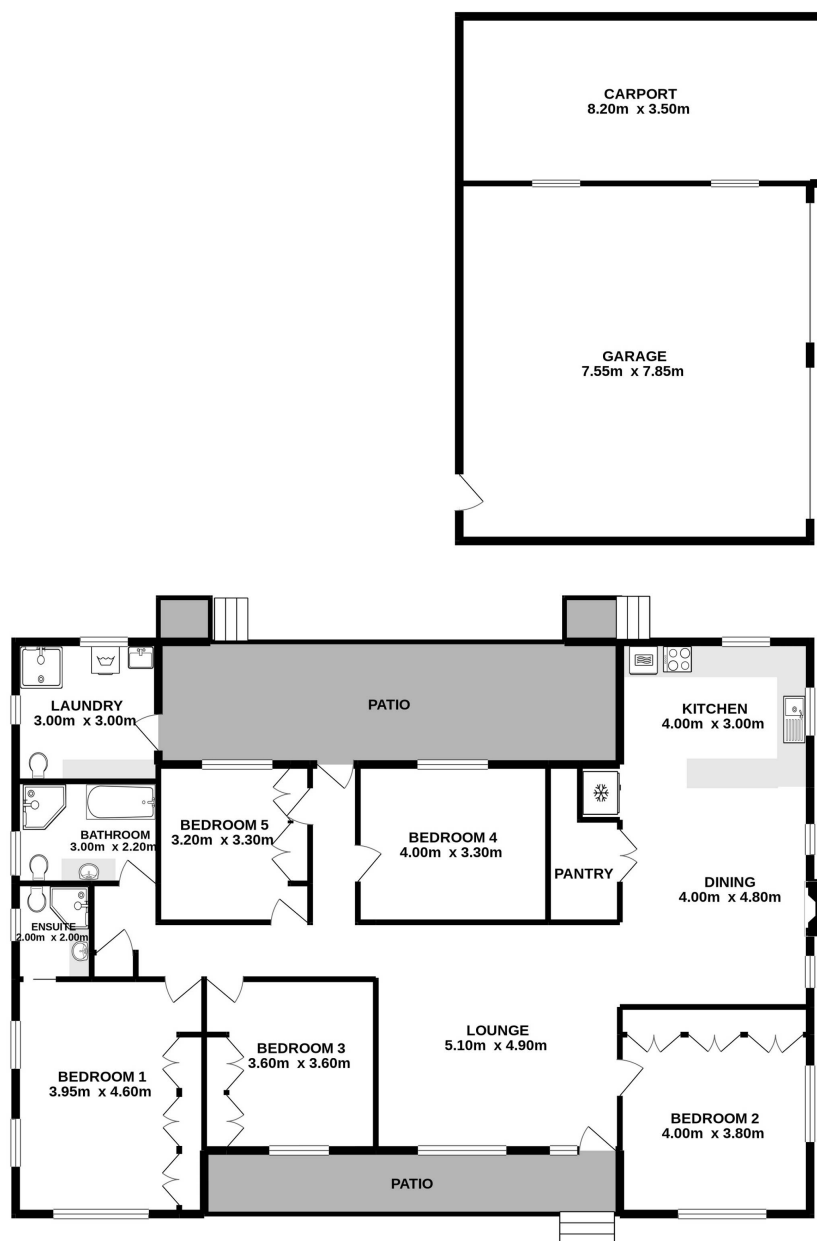












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TOTAL FLOOR AREA : 163.0 sq.m. approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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