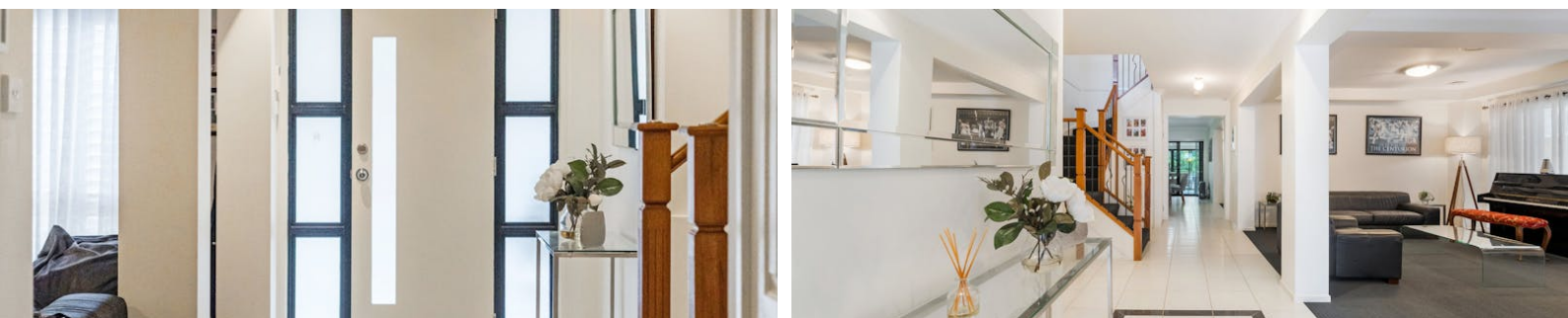




3 Clover Avenue, CASULA, NSW 2170

Feature-Packed Family Entertainer in a Prime Casula Pocket

This beautifully maintained, one-owner double-storey family home offers exceptional space, quality and comfort. With approximately 40 squares of living space, this property presents an impressive opportunity in a highly sought-after pocket of Casula.

The home features 5 spacious bedrooms, including an oversized master suite complete with a walk-in robe and private ensuite. The entire upper level is carpeted and includes an additional large lounge or rumpus room, providing the perfect retreat for kids, guests or extended family living.

Downstairs boasts three separate living zones, with the main kitchen flowing seamlessly into the dining area and through to the expansive indoor/outdoor alfresco. This enclosed entertaining space is a standout, complete with a second kitchen and electric heat lamps, and the ability to fully open or close depending on the weather - ideal for year-round gatherings.

The garage accommodates up to three vehicles*, and the home includes excellent storage throughout, plantation shutters and ducted air-conditioning. For families, the in-ground trampoline adds an extra touch of fun for the kids or the gymnastics enthusiast. An additional allocated parking spot at the front of the property provides

TYPE: Auction

INTERNET ID: 98P2075

AUCTION DETAILS

6:00pm, Tuesday December 16th, 2025

CONTACT DETAILS

Leppington

Shop 4.04 / 5 Emerald Hills
Boulevard
LEPPINGTON, NSW
02 8797 3177

Frank Polistina
0407 406 673

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

convenience for another car, boat or caravan.

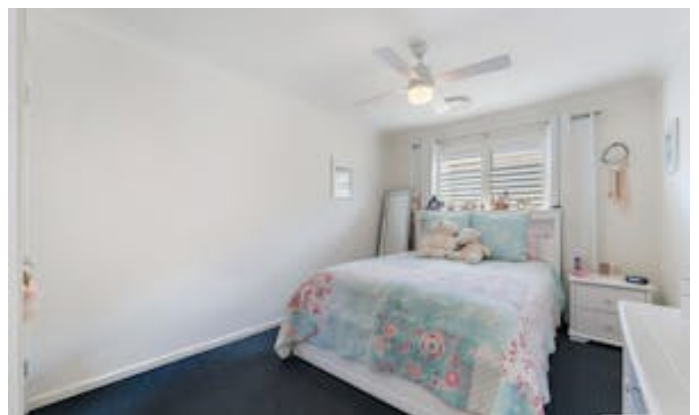
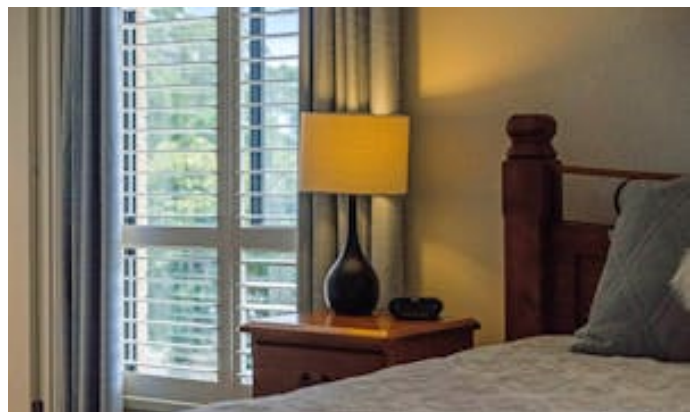
Located in a quiet, family-friendly street surrounded by quality homes, the position is unbeatable. You're approximately 50 metres from Peter Miller Park and only a short drive to Casula Mall, Casula High School, Amity College, Crossroads Homemaker Centre and major arterial roads.

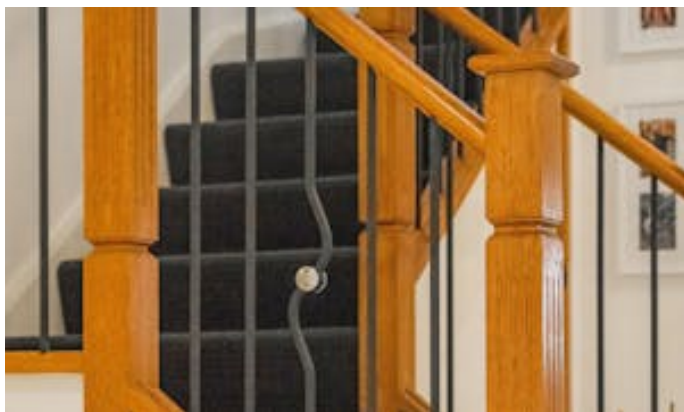
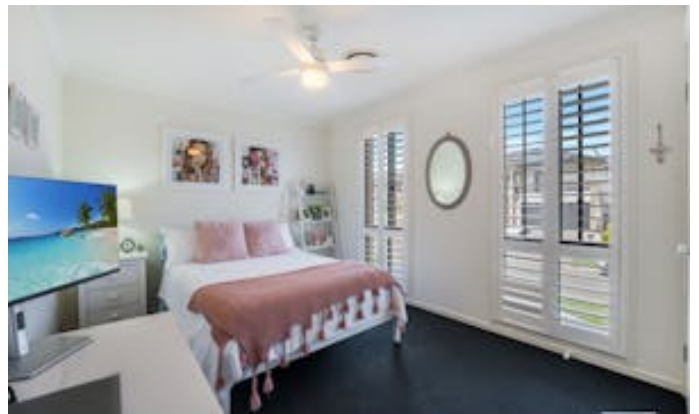
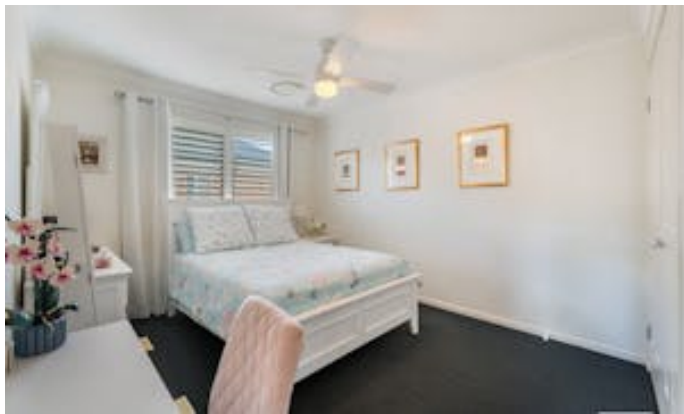
A rare chance to secure a complete family home packed with features in one of Casula's most convenient and tightly held locations.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust, Kitchenette

- Land Area 479.00 square metres
- Building Area: 362.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 3
- 3 car garage
- Ensuite

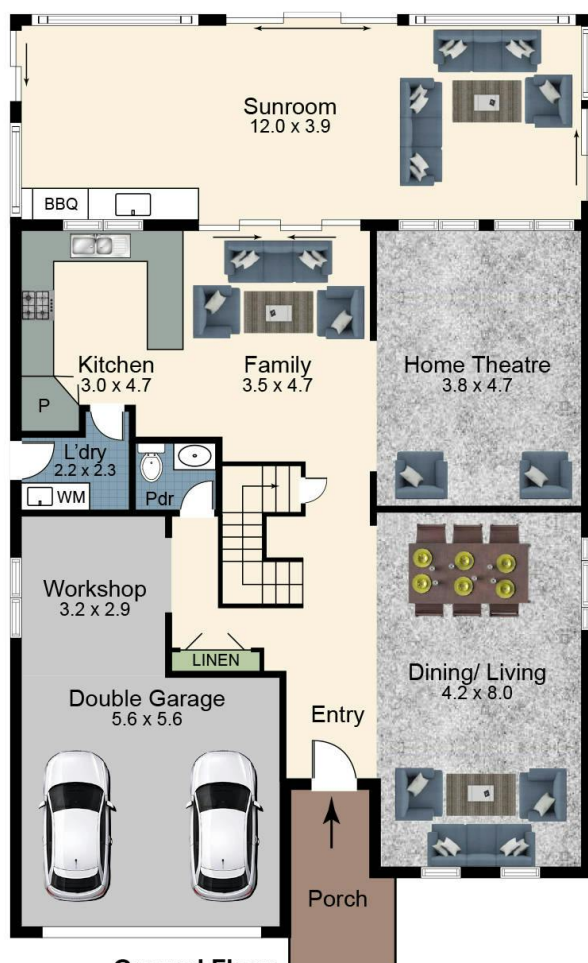




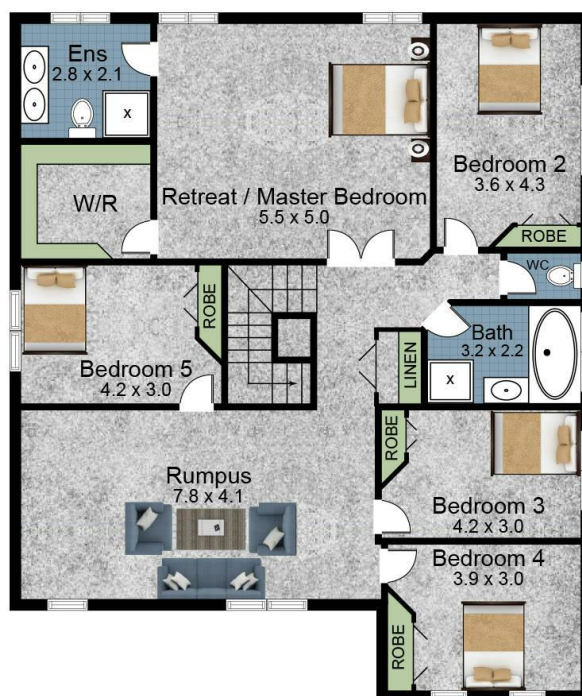




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Ground Floor



First Floor

3 Clover Ave Casula 2170

Scales in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquires.

