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**Council Rates** \$398/qtr (approx)

**Contact** Troy Holmes  
0414 344 442

**Type** House

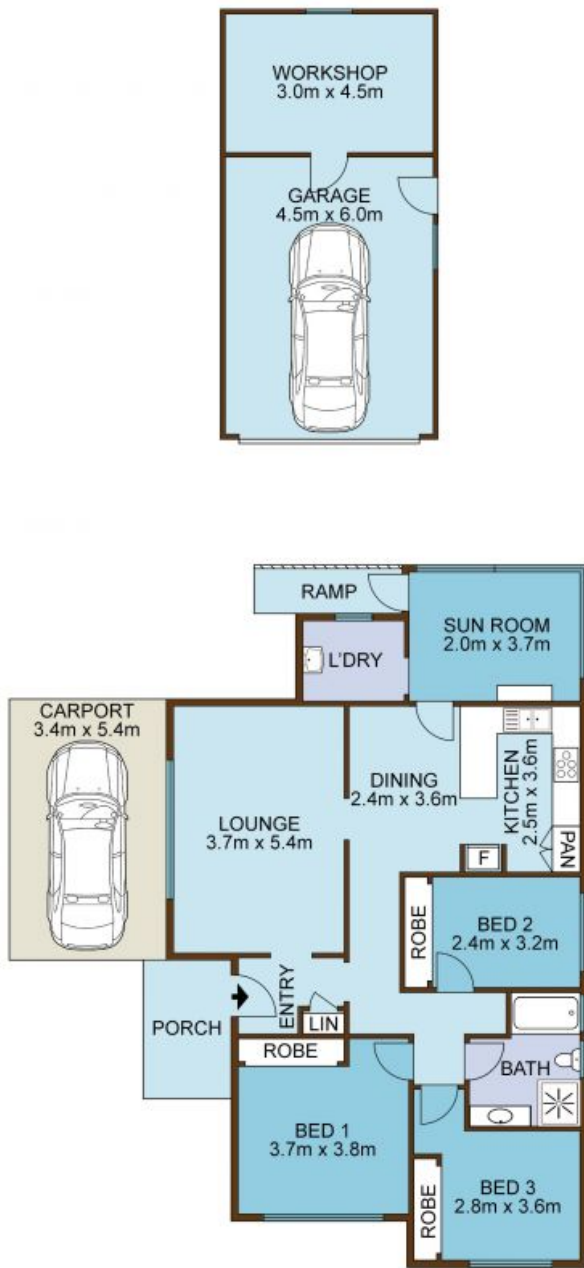
**Sold Date** 02/10/2020

**Land** 727 m2

Proudly maintained on a generous 727sqm block, this versatile brick home enjoys tranquil cul-de-sac positioning with easy access to neighbourhood conveniences. An ideal income earner with robust timber and tile floors and sought-after air conditioning, it's also the perfect option for a new buyer or young family with separate lounge and meals areas, three bedrooms with built-ins throughout, and a cosy rear sunroom leading to the level backyard. Favourably located in the prime Macquarie Fields High School catchment, this is an inviting property with many possibilities to explore.

- Solid and comfortable ? an excellent portfolio addition or home base
- Practical one-level floor plan with polished floorboards in living room
- Kids and pets can play safely in the sunny, fully fenced backyard
- Lock-up garage with workshop plus front carport and driveway parking

This



SITE PLAN

**HOLMES**  
REAL ESTATE

12 Emex Place, MACQUIRIE FIELDS

Not to scale • All measurements are approximate • Drawn for marketing purposes only