



81 Melbourne Street Aberdare, NSW

 3  1  4

## Refreshed home on a lifestyle block

Freshly presented throughout and ready to meet modern-day lifestyles with ease, this 3-bedroom home a great buy for growing families looking for a move-in-ready property. Placed on a lifestyle block with a double garage, double carport and huge concrete pad to work on cars or use for entertaining, this home borders reserve and lies within 1.5km of public and high schools.

- Two separate living areas connected by a family dining space
- Modern kitchen with a gas-topped oven and servery window
- Wide screened patio for alfresco-style dining in every season
- Built-in robes and ceiling fans appoint all three bedrooms
- Air-conditioning to both living areas and the master bedroom
- Stylish bathroom with a separate w/c, well-equipped laundry

**Price:** \$520,000

**Council Rates:** \$299.00 p/q

**Matthew Clarkson**

0456 791 524



The site plan and floor plan are not to scale, measurements are indicative and in metres. Builders and users are placed for illustrative purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

81 Melbourne Street, Aberdare



81 Melbourne Street

Aberdare, NSW

