



Figtree, NSW
3/9A Figtree Crescent

3 BED **2** BATH **2** CAR

GENEROUS SIZE 3 BEDROOM VILLA

Lifestyle. Charming, north-east-facing 3-bedroom villa, sun-filled one-level living at its best in a quiet location in the sought-after suburb of Figtree. Ideal first homebuyer, downsizer or astute investor. Open plan living flowing onto the outdoor entertainment deck. Modern kitchen with gas cooking and a dishwasher. Separate dining area. Built-in wardrobes in 2 bedrooms, with the master bedroom featuring a walk-in wardrobe and an ensuite.

Other features include:

- Split-system air conditioner, 2 linen cupboards,
- 3 toilets, internal laundry and drying area
- Remote-controlled double lock-up garage with internal access.
- Rear and side lawn area for the keen gardener and endless paved under-house storage area.
- Walking distance to Figtree Grove Shopping Centre, public transport, Figgi Bowlo, medical centre and fast food outlets.

\$799,000-\$849,000

Council Rates: \$341/qtr (approx)

Water Rates: \$800/qtr (approx)

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Type: Villa

Sold Date: 18/08/2023

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Plans shown are only indicative of layout. Dimensions are approximate.

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