



**Oxley Park, NSW**  
3/36 Adelaide Street

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

**Spacious - Open Planned - Great Yard**

Rare find - large renovated three bedroom Villa in quiet complex offering modern timber laminate floors, through out entire property, large spacious lounge room, Good size bedrooms, Sunny modern kitchen only 6 years old with large bench, gas cooking and dining area, Bathroom offers shower and bath, Heaps of parking, one in the garage and another on the right hand side of the property, Built-ins to all bedrooms, Seperate laundry room, split system airconditioning, The back yard is low maintenance, grassed and has a garden shed. Ideal for a few dogs or a keen gardener, All short walk to schools, shops and transport. Currently rented perfect investment property or owner occupiers dream. Call or email Andrew Merton for an appointment.

Water/sewerage service \$173.79 per quarter.

Council \$448.40

Strata \$425.95

**offers invited**

**Contact:** Andrew Merton  
0433118560

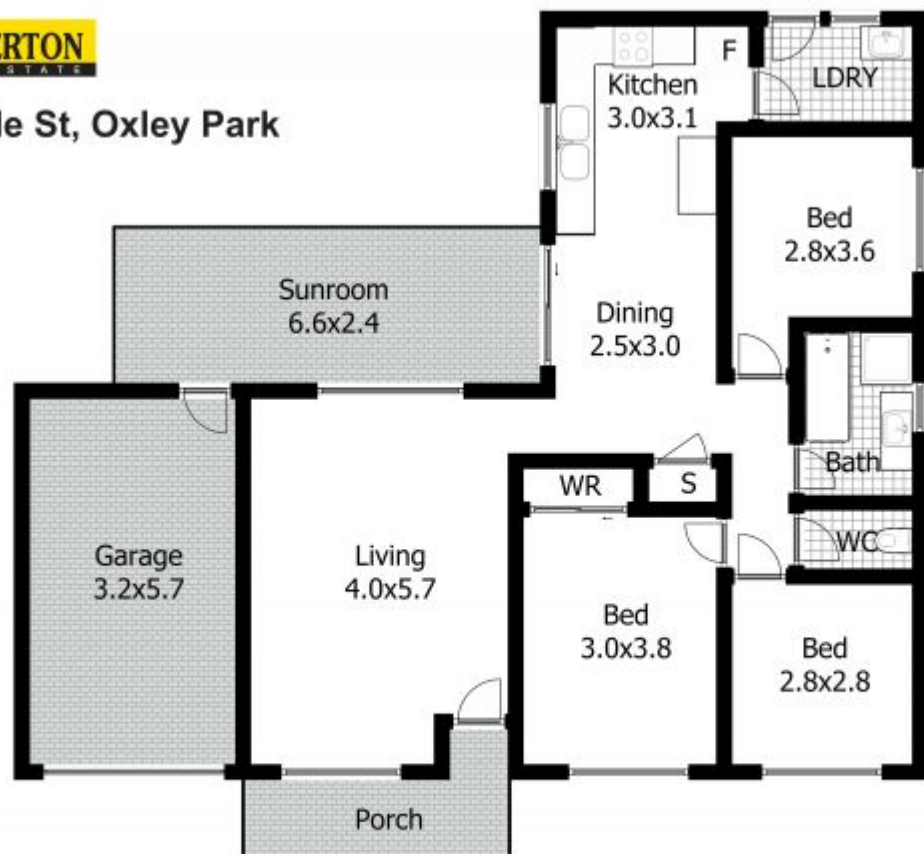
**Type:** Villa

**Sold Date:** 28/09/2023

**Land:** 265Square Metres

<https://www.andrewmerton.com.au>

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**DISCLAIMER:**

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.

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

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