



9 Sparrow Lane, **Green Valley**

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### LOCATION, LOCATION, LOCATION

Positioned in quiet cul-de-sac this Torrens title duplex (no Strata Levies) is within walking distance to the Parramatta to Liverpool T-Way bus service, schools, shops, and is only a short drive to the M7 also close to great parks for the kids to play in.

At this price point it's ideal for first home buyers and investors!

- 3 Bedrooms with built-ins
- Kitchen with gas cooking facilities
- Bathroom with separate toilet
- Open plan lounge and dining area
- Feature atrium in lounge room
- Outdoor entertaining area with secure low maintenance rear yard
- Internal laundry with linen cupboard
- Remote garage with internal access and large carport
- Floating timber floors throughout
- Split air conditioner and gas heating
- Currently leased \$450pw

**\$629,000**

ID# 11449100108

**Open for Inspection**

Wed 23 May, 5:00pm - 5:30pm

Sat 26 May, 1:30pm - 2:00pm



**Michael Gerace**

02 9620 2088

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.