



### 71 Russell Avenue Valley Heights NSW

3 1 1

**LOCATION** - Conveniently positioned south side in popular Valley Heights within 1.7km to train, 750m to bus and 3.5km to sought after Springwood village, services, cafes and schools.

**STYLE** - Single level mainly brick house with tile roof on 708m<sup>2</sup> (approx.) block.

**LAYOUT** - Two living areas including large lounge room and separate sun room, 3 bedrooms all with robes, original bathroom with spa bath & separate toilet, generous laundry.

**FEATURES** - Good size kitchen, sun room full length of house with bush outlook and access to backyard, ceiling fans, ducted reverse cycle AC, fully enclosed backyard, alarm, two garden sheds, paved BBQ area, lock up garage with ample additional off street parking ideal for caravan or

**Type** : House  
**Price** : \$ 538,000  
**Land Size** : 708.2 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/valley-heights/residential/house/7161094>



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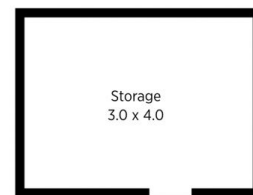
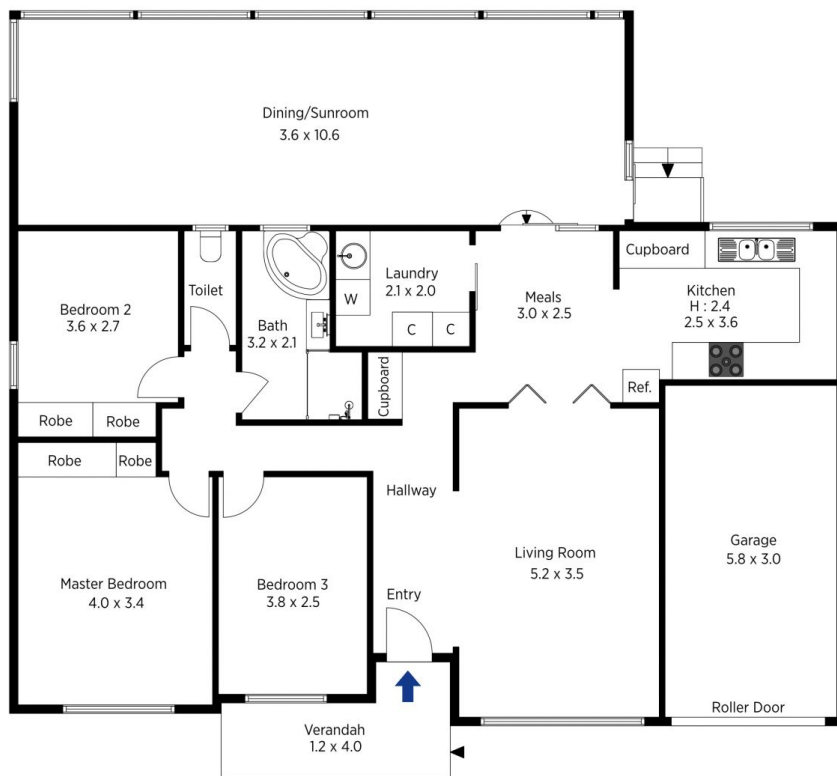


The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

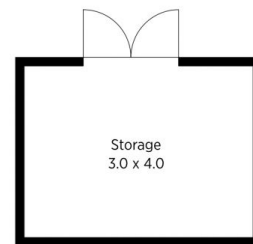
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71 Russell Avenue, Valley Heights

Chapman



(Not In Position)



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