



### 3 Russell Avenue Valley Heights NSW

5 2 2

**LOCATION** - Peaceful and popular location just 1.2km to train station, 130m to bus and easy access to Springwood Village and Great Western Highway.

**STYLE** - Single level brick home and tile roof set on huge block of approx 1220 m2 with fruit trees, green house, separate studio and a beautiful bush outlook.

**LAYOUT** - 3 living, 5 bedrooms (4 with built in robes), 5th currently set up as office, 2 bathrooms, laundry, separate studio/retreat with unfinished 3rd bathroom - ideal for teenage retreat, games/hobby room or further accommodation (STCA).

**FEATURES** - Spacious kitchen with gas cooking and good storage, split system AC, gas bayonets & gas hot water, outdoor under cover deck with backyard bush outlook, plantation shutters, fresh paint, enclosed backyard with

**Type** : House  
**Price** : \$ 740,000  
**Land Size** : 1220 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/valley-heights/residential/house/7161338>

[For full version visit the website](#)



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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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Chapman



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