



## 52 Delaware Avenue Caddens NSW

4 2 1

**LOCATION** - Whilst being nestled in a quiet street of this sought-after suburb, this home enjoys the convenience of being within close proximity to local amenities including Caddens Oval, Caddens Corner shopping centre and approx. 1.2km to the Primary School and daycare facilities. With the Western Sydney University less than 3km from the driveway this property presents a practical opportunity.

**STYLE** - Effortlessly contemporary with neutral tones and clean lines. This brick and tile residence, with 4 good sized bedrooms, is a modern comfort.

**LAYOUT** - Upon entering this light and bright home you'll appreciate the strategically placed bedrooms down the entry hall. Serviced by a family bathroom with separate

[For full version visit the website](https://www.chapmanrealestate.com.au)

**Type** : House  
**Price** : \$ 970,000  
**Land Size** : 300 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/western-sydney/caddens/residential/ho use/7746395>



**Chris Rayner**  
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# 52 DELAWARE AVENUE, CADDENS



**INTERNAL**  
134 m<sup>2</sup>

**EXTERNAL**  
14 m<sup>2</sup>

**TOTAL**  
148 m<sup>2</sup>



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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