



40 Eucalyptus Circuit Mount Annan, NSW

4 2 2

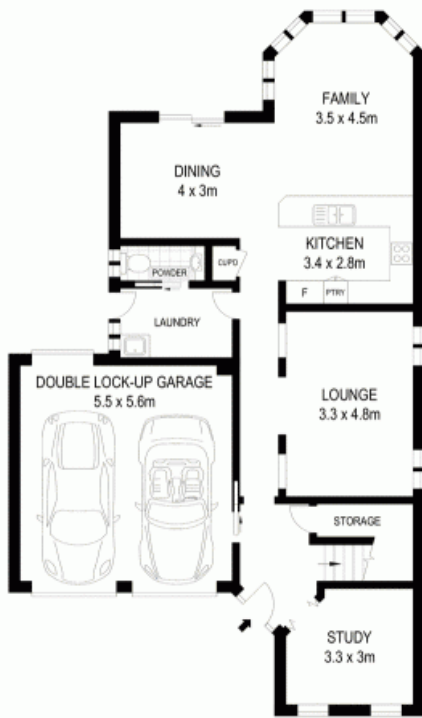
### Sold by Anna Younan and Glen Craigie

Gazing over the lush expanses of the adjacent Botanic Garden, this stylishly presented home represents a haven of family comfort and indoor/outdoor entertaining. Its sunny rear north setting is within easy reach of Mount Annan shops, schools and parklands.

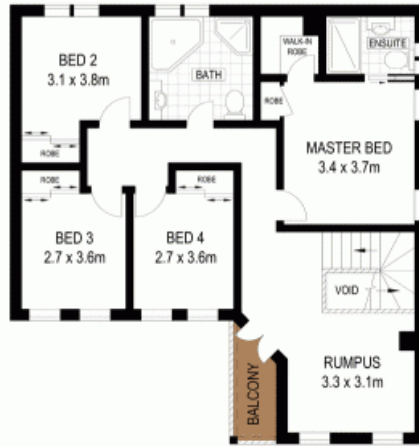
- Functional layout offers choice of living and family spaces
- Top floor rumpus and balcony enjoy open Botanic Garden views
- Broad entertainers' terrace overlooks in-ground swimming pool
- Well equipped kitchen with stainless appliances, gas cooktop
- Four upstairs double bedrooms, all contain built-in wardrobes
- Generous master boasts walk-in wardrobe and spacious ensuite
- Guest powder room, main bathroom includes large corner bath
- Versatile ground floor study, ducted air conditioning, alarm
- Side by side double garage features internal entry to home
- Short drive to the Leisure Centre and Narellan Town Centre

For more details please visit <https://www.gyproperty.com.au/5367519>

**Gilbert + Younan Sales**



GROUND FLOOR



FIRST FLOOR



APPROX. INT: 214m<sup>2</sup>



**McGrath**

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

