



11 Arkell Way Cobbitty, NSW

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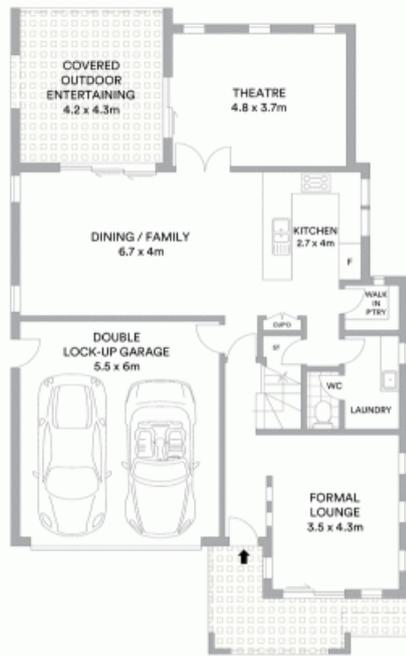
### Meticulously presented residence with motivated vendors

Perfectly nestled between Oran Park and Harrington Park, this exquisitely presented home with stunning mountain views represents exceptional value and defines the meaning of urban living within the exclusive boutique estate of Arcadian Hills.

- Motivated vendors providing exceptional value
- Seamless floorplan enables indoor and outdoor entertaining
- Kitchen consists of stone bench, quality appliances
- Formal lounge that can convert to fifth bed or home office
- Ample storage, along with a large laundry and extra toilet
- Dining, family and theatre room open up to the alfresco area
- Upstairs provides an open living space with a balcony
- Master bedroom with walk-in robe, ensuite and balcony
- Three spacious bedrooms with built-in robes
- Ducted air conditioning, gas cooking and garden shed

For more details please visit <https://www.gyproperty.com.au/5576009>

**Gilbert + Younan Sales**



GROUND FLOOR



FIRST FLOOR



External 249sqm  
Land area 375sqm

**McGrath**

Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries

