



## 22 Malcolm Avenue Werrington NSW

3  1  2 

Elders Real Estate is proud to present to the market 22 Malcolm Ave, Werrington. Featuring 3 bedrooms, 2 with built-in robes, great sized bathroom and formal lounge. The centralised kitchen opens onto the generous sunroom, where you can entertain all year round, overlooking your private backyard which also provides an undercover entertainment area.

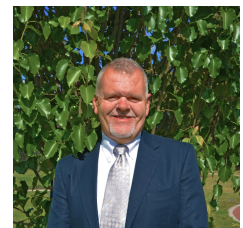
Additional features include, split air-conditioning, lock up garage, carport and undercover storage or workshop to the side of the property.

Located at the end of a lovely cul-de-sac on an approx 650sqm block, short distance to schools, shops and transport, this property is oozing with potential for the lucky buyer that is ready to make this opportunity their dream home.

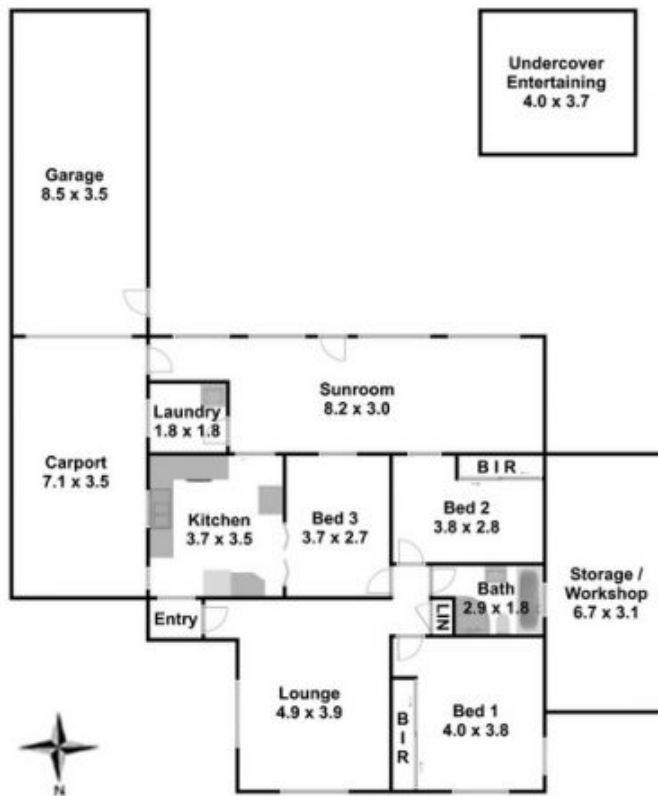
**Price** : \$ 733,000  
**Land Size** : 650 sqm  
**View** : <https://www.elderskingstangley.com.au/sale/nsw/western-sydney/werrington/residential/house/7407459>



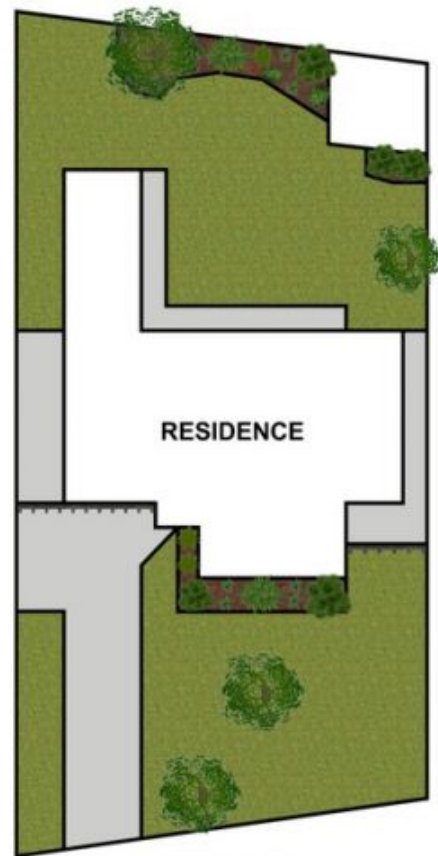
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FLOORPLAN



SITE PLAN