

### 11 Herdsmans Avenue Lidcombe NSW

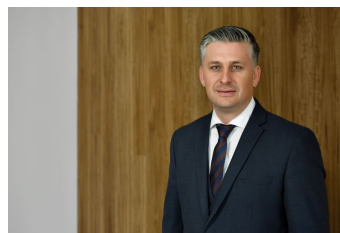
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Here is your opportunity to purchase an outstanding family home in a whisper quiet location.

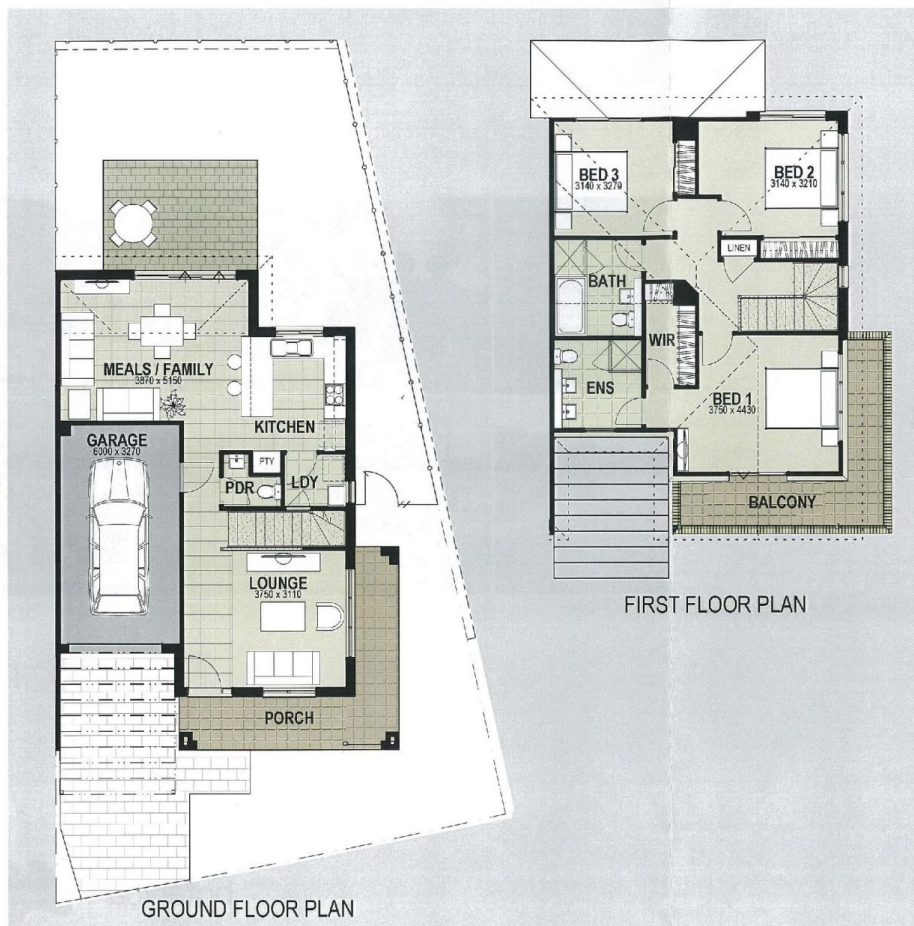
- + Less than 7 years old and only one owner since new
- + Open plan kitchen with gas cooking and stone tops
- + Combined living and dining area, additional formal lounge.
- + 3 well sized bedrooms w/ with built-ins
- + Master bedroom w/ ensuite and generous sized walk in wardrobe
- + Ducted A/C and split airconditioners, NBN, internal laundry
- + Spacious sun filled backyard

**Price** : \$ 888,000

**View** : <https://www.thejoneses.com.au/sale/nsw/parramatta/lidcombe/residential/house/6181139>



**Reece Theedam**  
8060 5585



## The Verge Collection Homes

### Family Home - 3 Bed CN6301 Herdsmans Ave

House Type :	Tacoma
Ground Floor :	65.22 sqm
First Floor :	78.42 sqm
Porch :	13.53 sqm
Balcony :	13.52 sqm
Garage :	21.97 sqm
Total :	192.66 sqm



Please note that the above floor plan is an artist's impression only and is not to scale. Whilst every care is taken to ensure that this plan is correct, all room sizes and areas are approximate only and may vary. Final design may alter for reasons outside of our control and may change during the development process. Dimensions, specifications and fittings may be changed without notice. Image & colour scheme shown above is indicative only and is for illustrative purposes only. Purchasers must rely on their own enquiries and the Contract for Sale.