



### 13 Apex Avenue Picnic Point NSW

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Opportunity Knocking in the Best Cul-de-Sac.

Perfectly located in a quiet tree-lined & family orientated cul-de-sac setting, this property is perfectly positioned in Picnic Point's most premiere spot. While this home is in the catchment for Picnic Point's primary and high schools, it appeals to any family wanting a home that is within walking distance.

Internally, it has so much to offer - polished timber floors, separate lounge, dining & additional family room at the rear. Light filled interiors with a desirable north-facing aspect, built-in robes, split system air-conditioning & a superb pool that will most definitely be enjoyed during the upcoming summer months.

This home also provides the scope to further renovate to

**Price** : \$ 1,200,000  
**Land Size** : 569.1 sqm  
**View** : <https://www.mypropertyepping.com.au/sale/nsw/canterburybankstown/picnic-point/residential/house/6576081>



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SITE PLAN  
(NOT TO SCALE)



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ALL DIMENSIONS ARE APPROXIMATE AND IT DOES NOT  
CONSTITUTE PART OF ANY LEGAL DOCUMENTS.

ADDRESS:

13 APEX AVENUE, PICNIC POINT