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### LOW MAINTENANCE-HIGH APPEAL

A great opportunity to secure an easy-care, character home in one of Hazelbrook's most sought-after locations. Surrounded by period homes and situated on a peaceful, near level 487 sqm allotment. Moments from popular bushwalks, shops and Hazelbrook Train Station where express trains stop.

This low maintenance cottage offers the next custodian a combination of comfort and convenience. Comprising of **3 good sized bedrooms**, all with **built-ins** & Daikin heaters, **original bathroom**, central **walk-through kitchen**, **two living areas**, **dining**, **internal laundry** and a **separate toilet**. There is scope to further enhance if desired.

### A **large undercover entertaining area** off the dining room overlooks the productive & sunny rear garden filled with vegie beds, fruit trees and plenty of possibility. Recycled brick driveway and paths add to the old-world charm of the property and compliment the artistic steel gates either side of the house. A much loved, pet friendly yard—fully fenced front & back.

# 21 ADDINGTON ROAD, HAZELBROOK, NSW 2779

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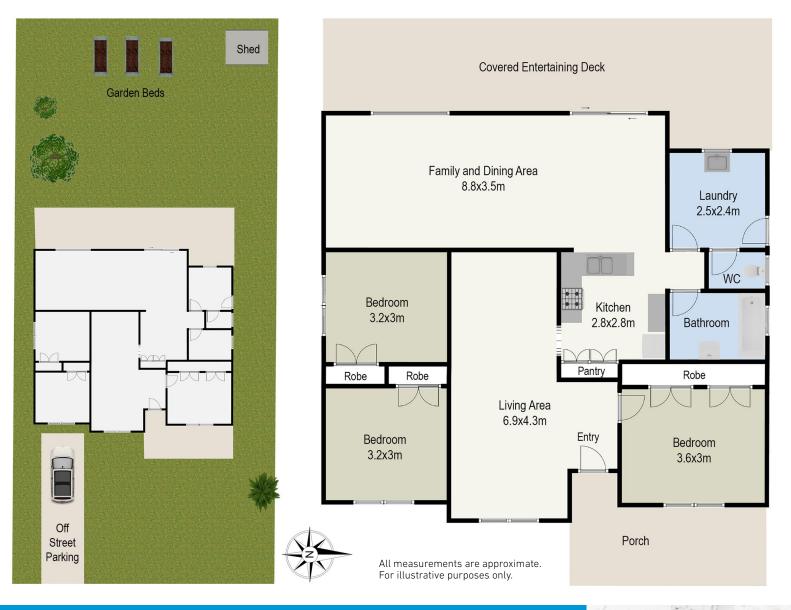
## **FEATURES INCLUDE:**

- Polished hardwood floorboards
- Sash timber windows
- Decorative cornices
- Picture rails
- Original light fittings
- Original bathroom fixtures
- Solar with battery storage
- Daikin reverse cycle air-con to all bedrooms & living areas (5 units in all)
- Aqua Max instant hot water
- Chef gas cooker
- Bosch dishwasher
- Built-ins to all bedrooms
- Natural gas connected
- Recycled brick paved driveway and paths
- Covered entertaining area overlooking sunny backyard
- Fully fenced yard with decorative gates
- Vegie beds
- Close proximity to amenities
- Level 487sqm parcel (approx.)











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