

**21 ADDINGTON ROAD,
HAZELBROOK, NSW 2779**

 3  1  1  487M²



agent
blue





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.



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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.)





Garden Beds

Shed



Off
Street
Parking



All measurements are approximate.
For illustrative purposes only.

Covered Entertaining Deck

Family and Dining Area
8.8x3.5m

Laundry
2.5x2.4m

Bedroom
3.2x3m

Kitchen
2.8x2.8m

WC

Bathroom

Robe

Robe

Pantry

Robe

Living Area
6.9x4.3m

Bedroom
3.2x3m

Entry

Bedroom
3.6x3m

Porch



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