

**14 ALEXANDER AVENUE,
HAZELBROOK NSW 2779**

 3  1  1  753M²



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A CUT ABOVE THE REST!

Situated on the elevated side of a picturesque, leafy street. The property boasts a desirable location, within close proximity to Hazelbrook shopping precinct, medical centre, train station, a variety of local schools, and scenic bush walks nearby.



This single level brick home comprises a layout of **three bedrooms**; including two with **built-ins**, a **spacious bathroom**, **internal laundry**, and cosy **living/dining** area flowing into the **walk-through kitchen**. Flooded with natural light and offering delightful outlooks, the home exudes a warm and inviting ambiance. The current owner's have made some thoughtful updates, including polishing floorboards and installing a 'Stuv' slow combustion fire place.



Step outside to a **large undercover entertaining area** perfect for al fresco dining or additional living space; ideal for children and pets alike. The **generous backyard**, flat and **fully fenced** with a full length brick fence line, offers ample room for outdoor activities and features **convenient side access** for recreational vehicles. The property also includes a large single **lock up garage** with **workshop space**, or convert to a granny flat (subject to council approval), or simply use as additional recreational space.

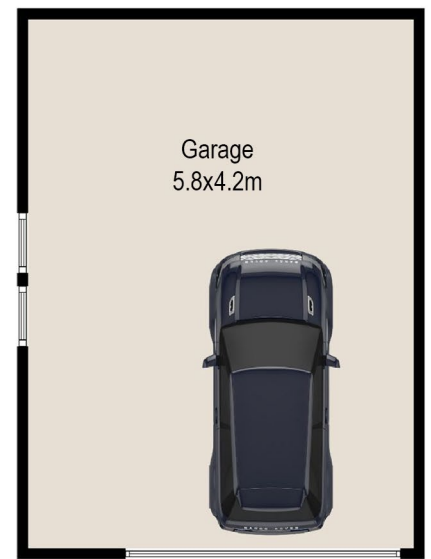
FEATURES INCLUDE:

- Reverse cycle A/C plus gas heating for year round comfort
- Slow combustion heater
- Electric security window screens
- Dishwasher
- Garden shed
- Greenhouse or chook pen
- Colorbond roof
- Single lock up garage with electric roller door
- Rear access to backyard
- 753 sqm block (approx.)

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All measurements are approximate.
External buildings (garage) not shown in
actual positions.



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