



13 Dahlia Avenue Hamlyn Terrace, NSW 2  1  1 

5 year-young, easy living villa, secure tenant in place

Well positioned within the close-knit community of Hamlyn Terrace, this contemporary villa provides a prime investment. Set upon an easy-care block. Its as-new interiors will be a major drawcard for buyers seeking a low-maintenance and ultra-modern home close to the local hospital, shopping centres, lake and Pacific Highway.

Price: \$410,000
Council Rates: \$203.00 p/q
Water Rates: \$180.00 p/q
Strata Rates: \$583.00 p/q



Renee Wright

0499 179 460



Cathy Maxworthy

0415 450 197



SITE PLAN



The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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