



27 Nigella Circuit Hamlyn Terrace, NSW

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**Modern 3 bedroom home, Less than 5 years old**

Modern 3 bedroom home, Less than 5 years old, brings new meaning to the age old adage of more than you expect! This home truly is larger than would be expected with two large living spaces and a low maintenance yard, this home is perfect for the first time investor or those first home buyers looking to get into the market.

**Price:** \$727,000  
**Council Rates:** \$1,657.00/year (approx)  
**Water Rates:** \$669.00/year (approx)



**Renee Wright**

0499 179 460



**Tracy Gavan**

0403 041 139



GROUND FLOOR



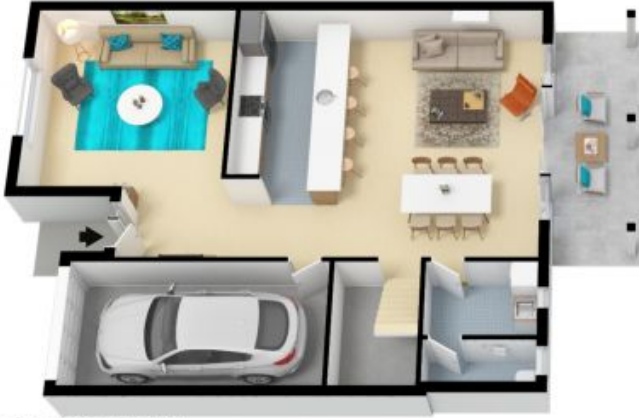
1ST FLOOR

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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GROUND FLOOR



1ST FLOOR

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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