

54 Seventh Street Weston, NSW

3 1 2

### Renovators dream cottage

It is time to make your mark and up level in the best of ways! While this 3 bedroom cottage is very livable as is ? it could be really be ripe for a reno too. Fully fenced with solar and very neat established gardens, this home will appeal to the value minded and savvy purchaser. 5kms to Hunter Expressway and 21kms Valley Vineyards on a quiet street ? this is a must see!

**Price:** \$450,000  
**Council Rates:** \$354.00 p/q  
**Water Rates:** \$1,053.00/year (approx)



**Debra Ford**

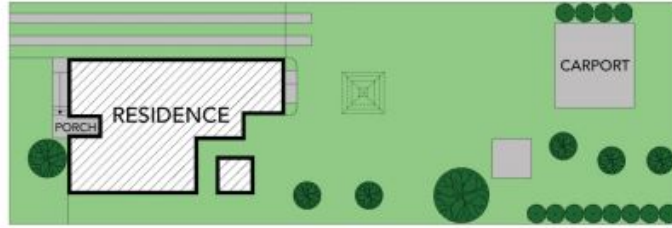
0413 478 655



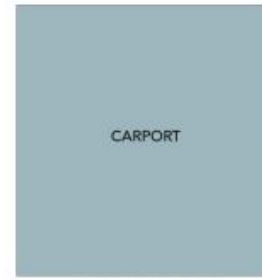
**Laura Brenner**

0401 116 010

54 Seventh Street  
Weston

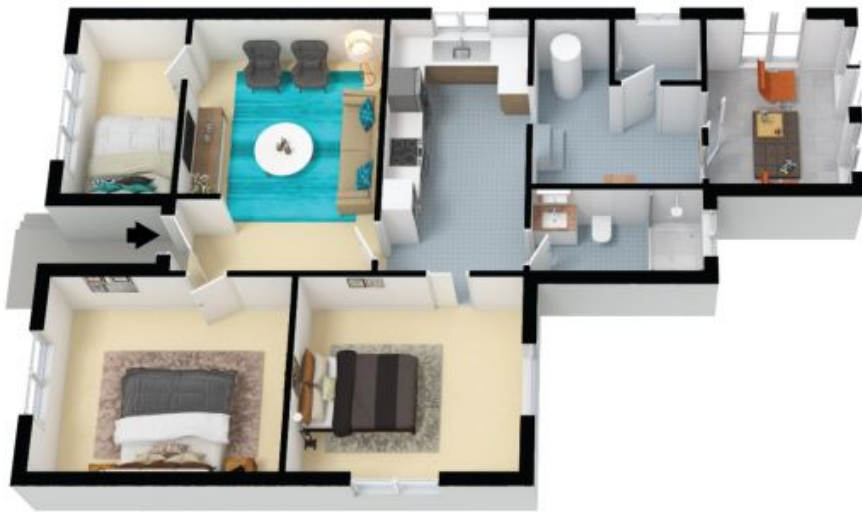


SITE PLAN



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.

54 Seventh Street  
Weston



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.