



1/113 Aberdare Road Aberdare, NSW

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First home buyers and investors take note!

Savvy investors, downsizers and first-time buyers will appreciate all that this three-bedroom villa has to offer. With tidy yet lived-in interiors, paved sunny courtyard and beautiful brick construction in the leafy and convenient suburb of Aberdare, this unit is the perfect start, end or addition to your property journey. 3 good sized bedrooms share the central bathroom with shower, toilet and tub. The open lounge / dining space flows effortlessly to outdoors making entertaining guests a breeze. Just 1.3km to Aberdare Primary School, 2km to cafes/shops and located at the gateway to Hunter Valley wine country.

Price: \$415,000
Council Rates: \$752.00 p/q



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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.