



12 Dahlia Avenue Hamlyn Terrace, NSW



### Modern two bedroom brick villa - Private inspection welcome by Team Gavan

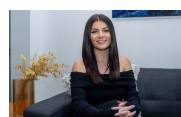
Seven-year young Villa with spacious open plan living, with a good size low maintenance courtyard. Prime investment opportunity, currently tenant. Two great size bedrooms with modern Jack & Jill bathroom. Other features include, air conditioning, generous size kitchen and a single lock up garage with internal access. This home is situated in a lovely quiet residential street with easy access to local shops, schools, public transport, cafes, beaches and hospitals.

**Price:** \$575,000  
**Council Rates:** \$1,089.00/year (approx)  
**Water Rates:** \$773.38/year (approx)  
**Strata Rates:** \$500.00 p/q



**Tracy Gavan**

0403 041 139

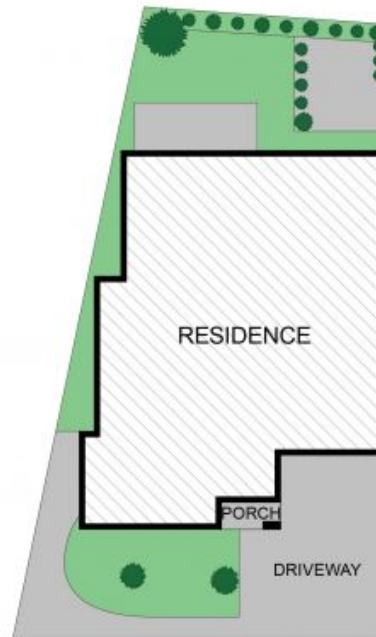


**Brodie Gavan**

0481 333 544



Floor Plan



Site Plan

### 12 DAHLIA AVENUE, HAMLYN TERRACE

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries