



23 Yellow Rose Terrace Hamlyn Terrace, NSW



### Perfect for the family, first home buyer or investor

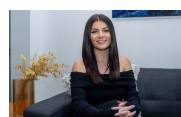
This full brick four bedroom home built in 2011, offers spacious living and comfort. With open plan living area's, undercover outdoor alfresco area and a good size yard. Other features include, air conditioning, generous size kitchen with stainless steel appliances, dishwasher, ample storage space and a double lock up garage with internal access. This home is situated in the Sidonia Estate which is in the highly desirable area of Hamlyn Terrace.

**Price:** \$700,000  
**Council Rates:** \$1,448.57/year (approx)  
**Water Rates:** \$879.09/year (approx)



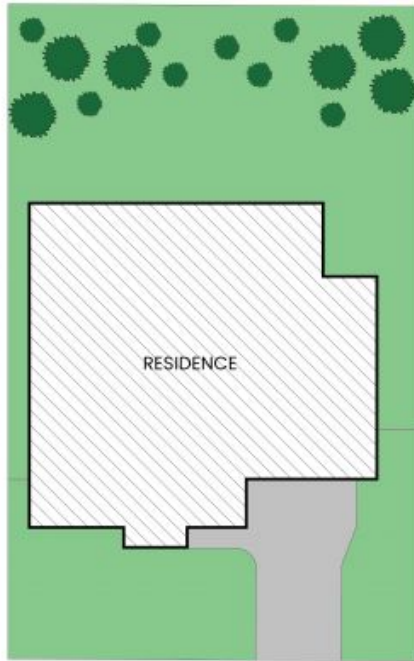
**Tracy Gavan**

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Site Plan



Floor 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.