



28 Irving Court Hamlyn Terrace, NSW

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Contact Team Gavan for an inspection

- Four bedrooms, main with ensuite and walk-in, other three bedrooms with built-ins
- Two living spaces, modern kitchen with granite countertops equipped with gas cooktop & dishwasher
- Outdoor alfresco area overlooking the yard beneath a Colorbond gabled pergola.
- Ducted reverse-cycle air conditioning, double garage with internal entry
- Extensive ceramic floor tiling in the entry, hallway, and informal living areas
- Carpeted in formal living areas and bedrooms, downlights throughout
- An underground water tank, Study nook, Outdoor entertaining area
- Currently tenanted for \$650 pw and lease has expired

Price: \$845,000
Council Rates: \$1,427.59/year (approx)
Water Rates: \$994.04/year (approx)



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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.