



35 Kline Street Weston, NSW

4 1 2

### The flexible family cottage

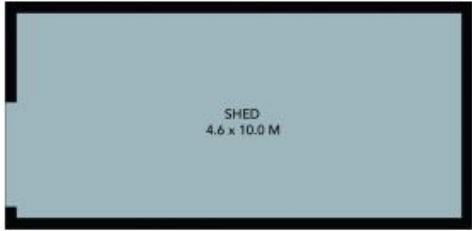
The pick of the bunch for investors looking to add to their portfolio, or perhaps those looking to make Weston their family home. With scope to update and add your own personal design, this four bedroom, plus study home offers loads of personality and flexibility. Delivering on split system air, adjoining living and dining with a bonus and versatile family room. Outside you will find a massive older style garage on a green and picture perfect 809sqm. Located just 500ms to Weston Primary School and only 3kms to the Hunter Expressway M1 interchange.

**Price:** \$600,000  
**Council Rates:** \$469.00 p/q  
**Water Rates:** \$260.00 p/q



**Debra Ford**

0413 478 655



SITE PLAN

(NOT IN POSITION)



The site plan and floor plan are not to scale, measurements are indicative and in metres. Shades 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.