

9 Nirimba Crescent Heathcote, NSW      5      1      1      2

### Good size family home with a peaceful bush outlook

A large level block and tranquil bush outlook await in this five bedroom spacious family home. Well suited to those looking for a new creative project with lots of scope to enhance and update. Families will appreciate the large upstairs rumpus and expansive level backyard with its outdoor covered deck. Nestled in a quiet street close to local schools and walking trails, it offers location, size and potential.

- Double-storey family home on a large level block with lots of scope to update
- Open style, eat-in gas kitchen with dishwasher and breakfast bar, ample storage
- Five beds plus a study, space for storage, main with walk-in and ensuite potential
- Spacious downstairs lounge room and generous upstairs rumpus with air-con
- Original main bathroom with shower and bath combo, extra toilet in the laundry
- Spacious covered outdoor deck ideal for entertaining with access to the laundry
- Level yard perfect for kids/pets, single car garage, extra carport with side access
- Peaceful family-friendly location close to local schools and bushwalking tracks

**Price:** Contact agent  
**Council Rates:** \$453.40 p/q  
**Water Rates:** \$171.41 p/q



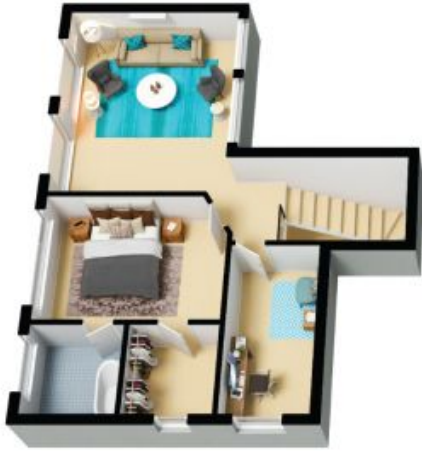
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



1st Floor



Ground Floor



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.