



29 Birch Drive Hamlyn Terrace, NSW



## Spacious Home, With Inground Pool

Discover the perfect blend of family living and entertainment in this meticulously designed home, nestled in a sought-after street. Every detail speaks quality, from the lofty ceilings to the expansive living spaces and the gourmet kitchen at its heart. This residence promises an effortless lifestyle with ducted air conditioning, plantation shutters, and a resort-style pool, creating a haven for both relaxation and gatherings. Positioned ideally, it offers quick access to medical facilities, shopping centres, public transport, and schools, ensuring everything your family needs is just moments away.

- Ducted air-con and plantation shutters for comfort and style
- Gourmet kitchen with dishwasher, gas cooktop, and pantry
- Luxurious master suite with his & her WIR; three additional bedrooms with built-ins
- Open plan living area, perfect for family time and overlooking the pool
- Internal laundry, ample storage, bathroom with deep bath tub
- Double garage with convenient internal entry, Solar
- Prime location near supermarkets, schools, cafes, and transport

**Price:** \$1,070,000  
**Council Rates:** \$1,468.66/year (approx)  
**Water Rates:** \$994.02/year (approx)



**Tracy Gavan**

0403 041 139



**Brodie Gavan**

0481 333 544

29 Birch Dr,  
Hamlyn Terrace NSW 2259



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.