



13 Hawkesbury Ct, Bli Bli



## Stretch out a little

Positioned at the end of a cul-de-sac on an 871sqm allotment means there's plenty of room to move as well as endless peace and privacy. Established trees and gardens attract native birdlife and backing onto farm land provides a great outlook across the open fields.

- 3 beds, study/4th bed, ensuite & walk in robe
- Well appointed kitchen and bathrooms
- Recently redecorated and ready to move into
- Reverse cycle air-conditioner & ceiling fans
- Built in robes to bedrooms, internal 2x garage
- Additional TV, phone and electrical outlets
- Private 871sqm block, established landscaping
- Internal access to automatic double garage
- Tinted windows reduce heat and increase privacy
- Side access for boat, caravan or large trailer
- Low maintenance brick exterior & colorbond roof
- Quiet cul-de-sac, four houses to park/playground
- 2x garden sheds means plenty of outdoor storage
- Backs onto large acreage, feeling of open space
- Walk to school, 3 min drive to the shopping centre

 3  2  2  871m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2873
<b>Land Area</b>	871 m <sup>2</sup>
<b>Floor Area</b>	185.80 m <sup>2</sup>

### Agent Details

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### Office Details

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- New prep to year 12 school being built nearby

Purpose built 16 years ago for the current owners the house offers efficient use of space as well as a flexible layout. The study could be utilised as a fourth bedroom and the lounge and family/dining area are separated by the kitchen providing room for family. A block of land this size close to everything you need is a rare combination of a semi-rural feel with in town convenience.

#### Investment information

Estimated permanent rental return: \$480/week

Rates and Water Charges: Approx \$2950/year

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