

Sold



46 Cliff Ave, Hazelbrook



FLEXIBILITY FOR ALL OCCASIONS!

This fabulous family home is on offer for the first time in 29 years! Situated in a quiet & peaceful cul-de-sac, it feels like a bush setting, yet is only moments to Schools, parks, walking tracks, Hazelbrook shops & the train station.

The owners strategically removed all lawn so they could spend their time on the fabulous 50sqms deck with gorgeous views instead of mowing. They also ensured the stunning gardens are low maintenance so time spent there is therapeutic as opposed to being a chore.

Sounds of beautiful birds will consistently surround and soothe you in this 'home in the trees'.

There are multiple play areas and living spaces for young children but this home can easily evolve to accommodate the older children who just don't want to leave!

Set over multiple split levels, the home has been tastefully updated inside and out and accommodation consists of:

LOWER LEVEL

- Lock up garage with an immense amount of under-house storage
- Formal entry

5 3 3 754 m2

Price SOLD for \$1,110,000

Property Type Residential

Property ID 1465

Land Area 754 m2

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

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169-175 Phillip St Waterloo NSW
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LIBERTY

- Huge bedroom/office with built-in robes
- Bathroom
- Laundry with flexible adjacent room
- Lower level really lends itself as a potential self-contained section or work-from-home set-up

MIDDLE LEVEL

- North facing sunroom with floor to ceiling glazing
- Formal dining room with adjacent kitchen
- Huge entertaining terrace (partly open, partly undercover) with fantastic views of the surrounding district and Sydney CBD on a clear day
- Formal living area with high raked ceilings
- Flexible room (currently used as a piano room)
- External BBQ/games area to the rear

UPPER LEVEL

- Four bedrooms (one is smaller and best suited as a study)
- Built-in robes in all room plus walk-in-robe in master
- Two beautifully renovated bathrooms with heated floors and spa in main
- Two bedrooms enjoy amazing views

The backyard is segregated into three defined areas – the BBQ area, the Bonsai garden and a paved area with your own cliff as a backdrop.

There are a huge number of features throughout the home and just some of them include solar panels, rainwater tank, automated irrigation system, CCTV system, smart touch front door (no key needed), heating, air conditioning in parts, ducted vacuum system, flyscreens throughout and parking for multiple vehicles.

Land size: 754 sqms

Council rates: \$1,727.96 pa

Rent potential: Around \$700 pw

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