

**117 Hawkesbury Road, Springwood, NSW 2777**

**LISTER**

**Sold House**

Monday, 14 August 2023

117 Hawkesbury Road, Springwood, NSW 2777

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 701 m2**

**Type: House**



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**\$735,000**

Auction Location: On site BED 2 | BATH 1 | LIVING 1 | CAR 1 A charming cottage with captivating original features and an abundance of natural light, this home boasts polished timber floors, high ceilings, and sensational character. Cozy evenings are ahead with natural gas heating and the promise of an open fireplace, while the sun-filled yard and deck offers year-round entertainment. Freshly rejuvenated inside and out, there is little left to do than make your own mark. Positioned with excellent access to all stages of local schooling, families at any stage will enjoy the comfortable electric kitchen overlooking the rear yard. Both bedrooms are fitted with built-in robes, the second bedroom further delighting in glorious light from classic corner windows. The flexibility of the walk-through bathroom offers convenience and potential for a separate toilet, while outside, the benefits of side access also give access to a rear-set single garage with remote controlled door, plus easy underhouse access. Additional features include an external laundry, ornate cornices, and sandstone touches. • Land size (approx) – 701.9m<sup>2</sup> • Our rental estimate - \$520/week • Charming cottage with great natural light, polished timber floors, and high ceilings, • Two-bedroom layout with built-in robes, freshly rejuvenated inside and out, • Natural gas heating and the promise of an open fireplace, • Electric kitchen overlooking the rear yard and deck, • Main bathroom, external laundry, rear-set single garage with remote controlled door. Please contact Lister Estate Agents – Springwood to book your private inspection of this delightful home with a sunny disposition. Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.