

12 Colebee Crescent, Hassall Grove, NSW 2761

House For Sale

Tuesday, 28 May 2024



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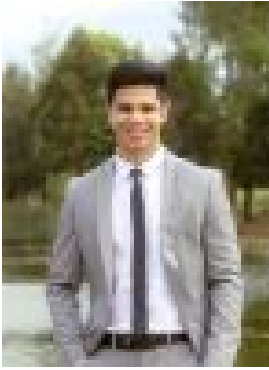
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 585 m2

Type: House



Raj Singh

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TG Singh

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JUST LISTED!

Raj Singh and the team at 3R Property Group welcome you to 12 Colebee Crescent in the fastest growing suburb of Hassall Grove. This newly painted and updated three-bedroom family home is situated on a tranquil street, conveniently close to Hassall Grove Public School, Chifley College Bidwill Campus, Plumpton Marketplace, shopping centres, and bus stops. It also offers easy access to the M7, Great Western Highway, and Marsden Park Business Hub. ****PRIVATE INSPECTIONS BY APPOINTMENT ALL 7 DAYS****Inclusions:- Formal lounge with tiled flooring & split aircon with security window shutters & brand-new modern blinds- Separate formal dining room with tiled flooring- Kitchen with gas cooktop & ample cupboard storage- Family room with tiled flooring and access to backyard- Main bedroom with brand new wooden floorboards, security window shutters and built in- Bedroom 2 with brand new wooden floorboards & security window shutters- Bedroom 3 with brand new wooden floorboards- Modern three-way bathroom with shower & bathtub- Separate toilet & vanity- Internal separate laundry with access to backyard- Secured carport with extra car park on driveway- Huge sized backyard perfect for activities & BBQ - Granny flat potential for dual income subject to council approval- Potential rent approx. \$650 p/w for main house & dual income approx. \$1130 p/w with potential of granny flat - Water rates approx. \$157 per quarter- Council rates approx. \$416 per quarter- Block size approx. 585 sqmHighlighted features: 585 sqm block, security shutters on windows, freshly painted, brand new wooden floorboards in bedrooms, granny flat opportunity, garden shed, NBN/TV Connection, gas heating, linen cupboardMany more features to list - Inspection is a must!Disclaimer: We have been furnished with the above information, however, 3R Property Group gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate.