

# 12A Henderson Avenue, Mittagong, NSW 2575

## Sold House

Monday, 18 March 2024

12A Henderson Avenue, Mittagong, NSW 2575

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Peter Apostolatos  
0434001015

**\$670,000**

With 12A Henderson Avenue, Mittagong, an exceptional opportunity awaits you to enter the Southern Highlands real estate market. Nestled in a quiet street, but right in the middle of Mittagong's thriving township, is this neatly presented, light-filled three bedroom freestanding home. It is within walking distance of schools, the train station, cafes, a variety of shopping options, and via a public reserve that cuts through from Henderson Avenue to the carpark, the Mittagong RSL. Key features of the property are as follows:- three bedroom home- main with walk-in wardrobe and ensuite, two bedrooms with built-ins - a full-sized second / shared bathroom, with separate toilet- internal laundry- large, double lock-up garage- front garden area to the street (on title)- fully fenced private backyard - rainwater tank- town gas & NBN - split system air conditioning and ducted gas heating This property would suit a young couple, a tradesperson, an investor, or retirees looking to downsize whilst still wanting to enjoy their independence on a low maintenance block. The land size on title is 438m<sup>2</sup> and this dwelling forms part of a two unit strata. The house area is 118m<sup>2</sup> and the double lock up garage is 40m<sup>2</sup>. Full details are provided in the contract for sale. Council rates are \$1,593.21 per annum and water rates are \$1,361.52 per annum. Body corporate fees are \$1,5893.21 per quarter. Land tax value is understood to be half of \$648,000 or \$324,000 however this is yet to be fully confirmed. Inspection is by appointment only. Please contact Peter Apostolatos on 0434 001 015.