

**13 Government Road, Holmesville, NSW 2286**

**dalton**partners

**Sold House**

Wednesday, 31 January 2024

13 Government Road, Holmesville, NSW 2286

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1258 m2**

**Type: House**



John Kerr

0249693500

**\$930,000**

Dearly loved and pristinely maintained throughout its lifespan, this perfectly presented home is ready to welcome a lucky new buyer. Located opposite reserve yet no skimping on convenience with Cameron Park Plaza and Harrigan's Irish Pub 1500m away, it serves up an abundance of comfort with four bedrooms, two large living areas, a neat kitchen which has had a makeover and fully tiled bathroom. Sitting on an expansive block you'll forever be drawn outside to enjoy a relaxed meal or a spot of gardening if that's your thing? Or maybe you'd like to consider adding a signature alfresco area or pool – there's plenty of room for both. \* Quality-built home offering a blank slate interior where you can add your stamp \* Impeccably maintained and able to be moved into or leased out immediately \* Spacious north-facing main living room plus a second living/dining area \* Modernised and neat-as-a-pin electric kitchen, with fully tiled bathroom \* Four good-sized bedrooms, two appointed with a built-in robe, one with AC \* Original and immaculate carpet, upgrade this for an instantly modern feel \* Large double garage with adjoining carport and extra driveway parking \* Substantial blank canvas block covered in well-tendered lawn \* Located on the cusp of Cameron Park and all its lifestyle infrastructure \* 1200m down a single road to the village heart, less to Seaham Street playground \* Under 4km to the on-ramp for both the M1 and M15 for commuters Council Rates: \$2,004 PA approx Water Rates: \$903 + Usage PA approx Rental Potential: \$550 PW approx