

**2 Holborrow Avenue, Hobartville, NSW 2753**



**Sold House**

Thursday, 26 October 2023

2 Holborrow Avenue, Hobartville, NSW 2753

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Steve Sekulovski

0245054764

**\$815,000**

SOLD by STEVE SEKULOVSKI 0424 828 228#1 Selling Agent | Richmond & Hobartville A rare opportunity to secure this well appointed residence that has had only one owner and this is the first time it has been offered for sale in over 50 years. Truly loved and cherished as a family home, this property is packed with features and further potential and is now ready for a new family to move in and start enjoying. Offering instant street appeal with manicured gardens and lawns the spacious floorplan showcases three bedrooms, two living areas, large bathroom, light filled kitchen, covered entertaining area and a sparkling in-ground swimming pool, just in time for this warmer weather. Positioned on a highly desired corner block with 562 SQM land allotment, benefit from two road frontages and access to the rear yard and lock up garage via Valder Avenue. MAIN FEATURES: - First time offered for sale in over 50 years - one owner since built - Instant street appeal with manicured gardens & lawns - Three bedrooms, all with built-in wardrobes - Two living areas - Large bathroom with toilet, bathtub & shower - Sun filled kitchen with gas cooktop & plentiful cupboard space - Split system air-conditioning x 2 - Covered entertaining area - Sparkling in-ground swimming pool - Drive through to yard access to lock up garage - Generous 562 SQM corner block with dual street frontage - Solar panel system - Property is connected to mains gas & NBN LOCATION: - 100m to Hobartville Public School & Bus Services - 150m to small park with playground - 600m to Hobartville Shopping Village - Little Olive café, Thai restaurant, Hair salon & convenience store - 600m to Tamplin Field Sporting Park (proposed \$9M redevelopment) - 750m to Richmond High School - 1,200m to Richmond swimming pools (proposed \$30M redevelopment) A rare offering, contact Steve Sekulovski on 0424 828 228 today! \*\*Disclaimer\*\* All information about the property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to the property.