

35A Hidden Valley Circuit, Chilcotts Grass, NSW 2480



Duplex/Semi-detached For Sale

Tuesday, 28 May 2024

35A Hidden Valley Circuit, Chilcotts Grass, NSW 2480

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 451 m2

Type:

Duplex/Semi-detached



Terry Wallace
0412988577

By Negotiation

Discover the Art of Living Light! Welcome to your next chapter in Chilcotts Grass, where the ease of modern living meets the serenity of suburban bliss! We're thrilled to present this charming, near-new contemporary home, perfectly sized for those looking to downsize without compromise. Embrace the Simplicity of Modern Regional Living. Nestled in a peaceful neighbourhood, this delightful single-storey residence boasts 3 bedrooms, a main pristine bathroom, and a convenient ensuite attached to the master bedroom. Each bedroom features built-in robes, ensuring a clutter-free space for relaxation and rest. The heart of the home is the spacious living area, basking in natural light, with seamless flow to the outdoor alfresco space. Plus, split system air conditioning ensures your comfort all year round, no matter the weather. The modern kitchen, equipped with quality appliances, is a cook's dream, featuring a generous island benchtop for all your culinary adventures. Step outside to your own private deck, an ideal spot for your morning tea or to entertain friends and family. The manicured garden and 451 sqm land area offer a serene retreat that's easy to maintain, giving you more time to enjoy your hobbies and passions. There is space at the side for a caravan or boat. Features- Short distance to Shopping centre, health clinic and sports club. - 3 bedrooms, main with ensuite and walk-in robe - Established lawns and garden- Easy care 451 m2 block with room for caravan or boat- Rear covered entertainment area- Low maintenance easy care living - Spacious living area with open plan Rates: Approximately \$2850-year *TBC Rous Water Rates: Approximately \$88 per quarter + usage. Ready to Make the Move? This is more than a home; it's a lifestyle choice for those who value comfort, convenience, and a touch of luxury. Don't miss this opportunity to downsize in style and start living your best life today! Contact Terry to schedule a viewing and take the first step towards a lighter, brighter future in your new home. Your dream of a hassle-free, downsized life is just a call away! *Agent declares interest* Disclaimer: We have used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability with respect to any errors, omissions, inaccuracies or misstatements. Prospective purchasers should make their own enquiries to verify the information.