

**4/12 Hardinge Street, South Guyra, NSW 2365**

**Professionals**

**Sold Unit**

Thursday, 19 October 2023

4/12 Hardinge Street, South Guyra, NSW 2365

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Harry Williams

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**\$432,000**

Welcome to 4/12 Hardinge Street, Guyra, where modern comfort and convenience meet in a charming, three-bedroom townhouse nestled within a quaint complex of just three Torrens titled homes. This neat and well-presented residence is ready to become your new haven. As you step inside, you'll discover a spacious and thoughtfully designed layout. The home features:

- 3 bedrooms – all with spacious built-in robes ensuring ample storage for your needs.
- Reverse cycle Air Conditioning &/or Gas Heating.
- The main bathroom, servicing all three bedrooms, boasts a sleek design with dark tiling, adding a touch of sophistication. This bathroom also offers a separate toilet, bath, and shower for your comfort.
- Instantaneous gas hot water.
- A laundry with built-in storage, bench space and room for a washer and dryer.
- Fully insulated throughout.
- An automatic lock up garage with internal and backyard access.

The heart of this home is the expansive open-plan living, dining, and kitchen area. This oversized space is a standout feature, offering versatility and a comfortable atmosphere for daily living. This space includes:

- North facing windows for maximum light and thermal dynamics.
- Seamless access to an outside entertaining space.
- A carpeted living area, hallway and bedrooms.

The kitchen, whether you're preparing a meal or entertaining guests, is sure to impress. As a true focal point, it features:

- Stone benchtops,
- White cabinetry,
- Spacious Pantry,
- An island bench/breakfast bar,
- Glass cooktop,
- Fan forced oven,
- Under bench dishwasher and,
- A dedicated dining area.

The property offers various options for outdoor living:

- You can unwind and enjoy the fresh air on the inviting East facing front veranda.
- Additionally, there's a fully North facing undercover paved alfresco area equipped with privacy screens and roll-down blinds, making it an ideal space for outdoor dining and relaxation, no matter the weather.
- The backyard is secluded, fully fenced and easy to maintain, allowing you more time to enjoy the things you love without the burden of extensive upkeep.
- For those who appreciate a low-maintenance lifestyle all the gardens are established with drought tolerant local native plants.

Located in the charming town of Guyra, 4/12 Hardinge Street offers a relaxed and convenient living experience. Don't miss the opportunity to make this stylish and comfortable townhouse your new home. For the savvy investor, 4/12 Hardinge Street is a few kilometres from the Guyra Tomato Farm and would be likely to attract a rental value of approximately \$380.00 - \$400.00 per week. \*We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.\*