

**4/13 Wallace St, Swansea, NSW 2281**

 **LJ Hooker Belmont**

**House For Sale**

Friday, 29 March 2024

4/13 Wallace St, Swansea, NSW 2281

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 157 m2**

**Type: House**



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## Preview

Nestled in the heart of Swansea, this meticulously maintained 2-bedroom home offers laid-back, low-maintenance living at its finest. Immerse yourself in the ease of contemporary updates throughout, including a newly renovated kitchen complete with stone benchtops, ample storage, and a brand-new oven. Effortlessly blending style and functionality, the home also boasts new 8-inch LED light fixtures, excellent for minimising running living costs, while elegant white plantation shutters grace every window, offering privacy and charm. Year-round comfort is also considered with the reverse cycle air conditioning unit and ceiling fan located in the combined dining, kitchen and living space. The quaint low maintenance courtyard features a newly install clear screen, perfect for various weather conditions and dining outside. Both bedrooms feature spacious mirrored wardrobes, offering ample storage, and are complemented by a pristine central bathroom. Conveniently located just moments from Swansea's vibrant amenities, including Swansea Shops (approx. 800m), the renowned Swansea RSL (approx. 900m), the local Swansea Swim Center and Swansea Public School (approx. 800m), this residence epitomizes low-maintenance convenient living at its best. Whether you're downsizing or seeking a contemporary retreat, seize the opportunity to call this Swansea gem home. Council Rates: Approx. \$1,492.50 p.a. Water Rates: Approx. \$795.51 p.a. (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).