

**4 Falcon Street, Hazelbrook, NSW 2779**

**CHAPMAN**

**House For Sale**

Thursday, 9 May 2024

4 Falcon Street, Hazelbrook, NSW 2779

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 824 m<sup>2</sup>**

**Type: House**



Kate Spence

**\$925,000 - \$975,000**

**LOCATION** – Nestled in a peaceful hub of Hazelbrook and conveniently located to get everyone where they need to go. Just 550m approx. from the local primary school and a 400m walk to the Train station. The property also boasts easy access to the village and amenities which are within a 1km drive or 300m walk and numerous easy access points to the Highway. **STYLE** – A lucrative ready-made investment or a great solution for the family needing a flexible floorplan, offering 3 bedrooms and adjoining 1-bedroom self-contained granny flat, this property is brick built and has a durable Colorbond roof. **LAYOUT** – The main three-bedroom home features a king-sized master and queen sized second and third bedroom with all offering large built-in wardrobes. The kitchen is a generous size and well-appointed with Smeg 5 burner gas cooktop, Smeg stainless steel oven and an integrated Bosch dishwasher, stone benchtops, and an abundance of storage. Open plan with the dining & family room with plenty of light, the living area overlooks and provides access to the grassed backyard and side patio. The detached double garage and driveway parking spaces are accessible from this home via a paved path. The one-bedroom granny flat accommodation is comprised of a queen-sized room with built in wardrobe, kitchenette with stainless steel oven and gas stovetop and an open plan living space opening out to its own grassed backyard. **FEATURES** – Modern floating timber floors are laid throughout both homes with the bedrooms being carpeted. Natural gas bayonets are fitted for cosy gas heating as well as gas hot water and cooking. There are sizeable water tanks installed at each end of the building and the 824sqm approx. parcel of land provides for good off-street parking and open yard space. The home's entry points and established trees in the front yard provide for your privacy and enjoyment of a convenient and well-appointed property. Kathryn Spence Class 1 Licence No. 20265243 Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.