

**42 Nigella Circuit, Hamlyn Terrace, NSW 2259**

**House For Sale**

Thursday, 7 December 2023



42 Nigella Circuit, Hamlyn Terrace, NSW 2259

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 280 m2**

**Type: House**



Karen Morris  
0418452052



Scott Morris  
0432420644

## **Price Guide \$600,000**

This is a fantastic, affordable opportunity for all Investors, young families, retired couple, downsizers to purchase this low maintenance modern home. Boasting many sought after features such as:- Immaculate 2 spacious bedrooms both with built-in wardrobes.- Modern family bathroom.- Large laundry with loads of storage - Open plan lounge and dining areas.- Split system air-conditioning for year round comfort. - A modern kitchen which offers quality appliances, gas cook top and dishwasher.- Single lockup garage with internal access. - Low maintenance yard with a spacious rear entertaining area. This is immaculate, low maintenance, located close to public and private schools, Wyong hospital, public transport, M1 Motorway, shops, lakes and beaches. Don't miss out on your chance to get into the market, this will not last long. Potential rental return approx. \$500 per week. Council rates approx. \$297.80 per quarter. Water approx. \$263.38 per quarter. Disclaimer: This information has been prepared on behalf of the vendor for the information of potential purchasers only. It is provided as a guide only, in good faith and with due care. However, some of the information within has been supplied by third parties and we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should rely on their own enquiries and where necessary seek independent legal advice. The vendor relies at all times on the contract of sale.