

# 45B Saddleback Crescent, Stream Hill, NSW 2526



## Duplex/Semi-detached For Sale

Friday, 5 April 2024

45B Saddleback Crescent, Stream Hill, NSW 2526

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 135 m2

Type:

Duplex/Semi-detached



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## Price Guide | \$800,000 - \$815,000

Perfectly positioned in the peaceful and highly desirable Stream Hill estate, this inviting home is an excellent opportunity for first-time homebuyers and savvy investors alike. Surrounded by verdant greenery, it provides a tranquil haven. The home's design is meticulously planned to cater to modern living with a spacious layout and street appeal. The ground floor is dedicated to social and functional living, featuring an open-plan layout leading to a large covered alfresco. With a contemporary kitchen that includes stone countertops, island bench, stainless steel appliances and a gas cooktop, perfect for entertaining or quiet family dinners. Additionally, the property includes a single lock-up garage with direct internal access, an internal laundry, and ample storage. Upstairs boasts a spacious master bedroom with a walk-in wardrobe, an ensuite, and access to a balcony, ensuring private, luxurious living. The second and third bedrooms, complete with built-in wardrobes and serviced by a main bathroom, are ideal for families or guests. This home is designed with year-round comfort in mind, equipped with ducted air conditioning and roller blinds for a comfortable living environment regardless of the season. For first-time buyers, this property offers an accessible entry into the housing market without compromising on style or comfort. For investors, the home's appeal, combined with its location in a sought-after estate, promises a valuable addition to any investment portfolio. Ideally located in Stream Hill with amenities nearby including 200m to playground and reserves, less than 5mins to Dapto Mall, major retailers, eateries and train station and 15mins to beaches and Wollongong CBD. Property Highlights: • Spacious three bedroom duplex • Remote garage with internal access • Master bedroom with WIR, ensuite and balcony • Covered alfresco entertaining area with LED lights, ceiling fan & low maintenance backyard • Modern kitchen with stone countertops, island bench and stainless appliances • Ducted conditioning throughout • Currently tenanted at \$695\* per week • Council Rates - \$1,784 P.A.\* • Water Rates - \$685 P.A.\* \*Approx.