

**53 Booker Road, Hawkesbury Heights, NSW 2777**

**CHAPMAN**

**Sold House**

Monday, 13 November 2023

53 Booker Road, Hawkesbury Heights, NSW 2777

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 889 m2**

**Type: House**



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**\$750,000**

Location – What a location! Sitting at the no through end of a cul-de-sac, backing on to bush and enjoying filtered views of city lights, the block itself is 889sqm approx. and can make you feel a million miles away. But you're not – you still have accessible transport with the bus stop within 100m and the local primary, high school and shopping centre within 4.5km.

Style – Brick veneer and tiled roof home with a picket fence to frame the front yard. With a little refresh this home could be your haven.

Layout – Entering in to the lounge room, the hallway to the right leads to 3 bedrooms, all with built in wardrobes, and a family bathroom with a well-placed skylight for lots of natural light. Through the living room connects you to the central kitchen and meals area overlooking the large tiled family and casual dining room that opens out to the expansive timber entertaining deck. A 4th bedroom, or study/office, and internal laundry is accessible from this space.

Features – A cosy slow combustion fireplace features in the lounge room and an air conditioning unit provides for the warmer months. The kitchen provides a dishwasher, Westinghouse wall oven and double sink overlooking the family room and out to the bush views beyond. A single carport, garden shed and access to plenty of storage under the house are all accessible from the large, grassed backyard with plenty of space for the kids play equipment. Everyone has space to enjoy here, whether you are sitting on the elevated rear deck taking in the bush views and city glimpses or enjoying the peacefulness of the property having only bush to look out to from the front. Requiring some TLC, this home offers the opportunity to make it your own with some extra work.

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.