

7 Hillcrest Avenue, Rathmines, NSW 2283

Avery

Sold House

Sunday, 20 August 2023

7 Hillcrest Avenue, Rathmines, NSW 2283

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 556 m²

Type: House

\$620,000

Sited on an approximate 556sqm block with the prized assets of a north facing rear plus second access via the side lane, this dual level family home will certainly catch the eye of every buyer with a sense of value. 7 Hillcrest Avenue has been lovingly maintained so you can move straight in while you make plans for a value-adding makeover. Polished timber floors and neutral decor provide a brilliant blank canvas for you to add your own style and taste. Take advantage of the four bedroom (plus study) accommodation split across both levels, with living areas upstairs and down for the growing family to stretch out in. Give this property an instant lift with modern updates to the electric-equipped kitchen and original bathroom and create an entertaining area of your choice in the sunny backyard. This quiet street is a 10-minute walk to Lake Macquarie foreshore where you can cycle, scoot or walk the shared path leading to Rathmines Park. If you fancy a day on the water, jump in the car and in three minutes be launching your boat at the local boat ramp, or head in the other direction for Rathmines Public School and local shops and cafes.

- Dual level home on 556sqm block with north facing rear and 2nd access via side lane
- Lounge room with A/C, timber floors and ceiling fan, family room on upper floor
- Tidy original eat-in kitchen with electric cooktop and oven
- Two bedrooms, plus a study and family bathroom downstairs, two bedrooms upstairs
- Balcony on upper level overlooks low maintenance backyard
- 7.3m x 4m garage plus shed accessed via side lane
- 700m to waterfront reserve, 1200m to boat ramp
- 1200m/15 min walk to Rathmines Public School and local shops, clubs and restaurants
- 7 min to Toronto main street and high school, 12 min to railway station
- 40 min to heart of Newcastle, 75 min to Sydney via M1

Avery Property Professionals are proud to present this home to the market. Please contact Leah Avery today to secure your inspection. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.