

**1 & 2 /24 Hilton Place, Junee, NSW 2663**



**House For Sale**

Thursday, 4 July 2024

1 & 2 /24 Hilton Place, Junee, NSW 2663

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 921 m2**

**Type: House**



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## **\$599,000 each unit**

Discover an exceptional opportunity perfect for discerning investors or those seeking a serene downsizing option. These immaculate three-bedroom units offer contemporary living with all the conveniences of a 2023 Higginson Home build, nestled in an exciting new estate. Each residence boasts a generous 204m<sup>2</sup> under roof, in the process of being strata-titled to allow for individual sale. Inside, the homes are bathed in natural light, with wide hallways, square-set ceilings, and stylish vinyl plank flooring guiding you through the spacious traffic areas. Elegant shutters add a touch of sophistication throughout. The master suite, which features an ensuite at the front of each property, provides a tranquil retreat. All bedrooms come complete with built-in robes and ceiling fans for added comfort. The heart of each unit is the open plan kitchen, living, and dining area, accentuated by a raked ceiling that extends into an inviting alfresco space. The modern kitchen has stone benchtops, a Westinghouse dishwasher, and a 4 burner gas cooktop, ensuring a delightful culinary experience. Luxuriate in a contemporary bathroom with a separate shower and bath and a discrete toilet. Additional conveniences include a separate laundry with external access, gas-ducted heating and cooling for year-round comfort, and a single garage providing internal access. Externally, the property is just as impressive with a watering system in place and a striking rock retainer wall adding both function and curb appeal. With a current lease until September 2024 at an attractive \$450.00 per week, these units as an investment are as practical as they are appealing. Don't miss the chance to secure a slice of this sought-after new estate living. PLEASE NOTE; In the process of awaiting final sign-off by Junee Shire Council and the lands department.