

# 30 Climus Street, Hassall Grove, NSW 2761



## House For Sale

Saturday, 27 April 2024

30 Climus Street, Hassall Grove, NSW 2761

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## AUCTION

Welcome to 30 Climus Street, Hassall Grove - a versatile property offering the perfect blend of space, comfort, and potential rental income. This impressive residence features a four-bedrooms brick house along with a separate two-bedrooms brick granny flat, providing ample accommodation options for extended families or savvy investors.

**Main House Features:**

- **Four Bedrooms:** The main house boasts four generously sized bedrooms, providing plenty of space for the whole family to live and grow comfortably. Three bedrooms with built in wardrobes and reverse cycle air conditioning.
- **Spacious Living Areas:** Enjoy spacious living area with air conditioning for relaxation and entertainment for family.
- **Sun filled Kitchen:** Well-appointed gas cooking kitchen with ample storage space.
- **Bathroom:** Bathroom facility with separate toilet for extra convenience.
- **Outdoor Entertaining:** Step outside to the covered outdoor area and spacious backyard perfect for outdoor activities with family and friends.

**Granny Flat Features:**

- **Two Bedrooms:** The separate granny flat offers two bedrooms, providing comfortable accommodation for extended family members or potential rental income.
- **Open Plan Living:** The granny flat features an open plan living and dining area, creating a cozy and inviting space for residents.
- **Kitchen:** Open plan gas cooking kitchen with pantry.
- **Bathroom:** Nice & Bright Bathroom incorporating laundry.
- **Low Maintenance Yard:** The granny flat also enjoys access to the low maintenance backyard.

**Location:** Conveniently located in the heart of Hassall Grove with easy access to local schools, parks, shopping centers, public transport, and major arterial roads, ensuring a lifestyle of convenience for residents. Great connectivity to M7 and a short drive to Marsden Park Shopping Precinct.

Don't miss out on this unique opportunity to secure a spacious family home with a separate granny flat in Hassall Grove. Contact Sav today on 0403 248 907 today to arrange a private inspection or visit our upcoming open house.

**Disclaimer:** In the preparation of this document, we have tried our best to ensure that the information contained herein is true and accurate and accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur.