

**75 Nesca Parade, The Hill, NSW 2300**

**dalton**partners

**House For Sale**

Tuesday, 2 July 2024

75 Nesca Parade, The Hill, NSW 2300

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



Dalton Partners The Junction  
0249693500

**For Sale \$2,350,000 - \$2,550,000**

Masterbuilt in 2016, this as new home takes advantage of the nearby bush and parklands to give that secluded lifestyle in the middle of the city. Abundant birdlife, low maintenance gardens and a peaceful and relaxing outlook. The Trent Townsend Architect design captures the winter sun on the front verandah and living room, whilst providing the perfect shaded summer escape on the rear deck and yard area. The home has been designed with disabled access in mind. The living, bedrooms and outdoor areas are all on one level with lift access to the downstairs oversize garage and huge storage area. A perfect location within easy walk to beach, parks, cafes, Harbour and CBD.\* Newly constructed in 2016 by Stuart Buckton Building\* Lift installed for access between garage, entry and living level\* Bedrooms, living, kitchen and outdoor areas all on one level\* Bathrooms are designed to accommodate wheelchair access\* The large master bedroom has ensuite and walk in robe\* Open plan living looks out onto bush, gardens and park\* Nadin West kitchen, 40mm stone island bench, plumbed fridge\* 5kw solar system, water tank and gas outlets for heating & BBQ\* Private, secluded and elevated location right in the City\* Walk to beach, parks, cafes, hotels, harbour and CBD\* Enjoy the stunning coastal views from the nearby Memorial Walk Council Rates: \$3,048 PA approx Water Rates: \$908 + Usage PA approx Rental Potential: \$950.00 PW approx