

**8 Hutchinson Drive, Balgownie, NSW, 2519**

STONE

**House For Sale**

Wednesday, 7 August 2024

8 Hutchinson Drive, Balgownie, NSW, 2519

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Sarah Ward  
0400439602



Kai Rovere

## Carefree living and entertaining on a level 856.4sqm

Bright and sunny right through, with a versatile layout and abundant space for the whole family, this beautiful single-storey home is a charming offering. Quality-built brick home showcasing a premium range of features and finishes, impressive outdoor design and leafy outlooks, it provides a magnificent modern lifestyle within walking distance of Tarrawanna village and primary school.

- Low-maintenance and supremely welcoming opportunity in a quiet street
- C.1990s build with tile and floating floors, new plantation shutters throughout
- Huge north-facing backyard boasting undercover alfresco and child-friendly lawns
- Two handsome living areas + dining, centrally located kitchen with dishwasher
- Family bathroom and ensuite both featuring corner tubs; robes in all four beds
- Ducted A/C, 10kw solar power and 300L solar HWS, new garden shed, double garage
- Approx. 800m to cafes, shops and craft brewery, 1km to Tarrawanna Public School
- Parks and sporting ovals, local childcare and CBD bus stop just a stroll away

The below rates are provided as a guide:

Council rates \$665.89pq approx.

Water rates \$172.79pq approx.

To register for this auction, please follow the link below:

<https://buy.realtair.com/properties/138523>