

Sold



22 Hillman Ave, Rydalmere



## The Perfect Opportunity Awaits - Private Inspections Welcomed

Welcome to 22 Hillman Avenue, an original 3 bedroom free standing home positioned on a desirable 645m<sup>2</sup> block with a 15.48m street frontage

Positioned away from all the main roads and nestled in a quiet and leafy part of Rydalmere, comes this perfect opportunity to secure your first home with the options to move in with some light renovations, to rebuild a new home or of course a duplex site

Highlights include

- Formal lounge with second living and dining area
- Neat kitchen with gas cooking appliances including dishwasher
- 3 good sized bedrooms
- 2 bathrooms
- Quality timber flooring throughout
- Year round comfort with air conditioning and gas heating
- Tranquil and expansive backyard with side access
- Lock up garage / huge storage area
- 15.48m+ frontage
- Potential duplex site (STCA)

Ideally located and connected by a variety of transport networks that allow unbelievably easy access to the City of Sydney, Budo and Parramatta

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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<b>Price</b>	SOLD for \$975,000
<b>Property Type</b>	residential
<b>Property ID</b>	4073
<b>Land Area</b>	645 m <sup>2</sup>

### Agent Details

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