

**2 Hill Avenue, Hobartville, NSW, 2753**



**House For Sale**

Tuesday, 31 December 2024

2 Hill Avenue, Hobartville, NSW, 2753

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



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## Home Sweet Home - book your private inspection today!

Meticulously and lovingly cared for, this brick-veneer cottage is perfectly suited for first home buyers, downsizers and investors alike as it comprises three spacious bedrooms as well as an updated bathroom with separate toilet. The eat-in kitchen has an abundance of cabinetry and benchtop space as well as a near-new induction cooktop. Set on a level 556sqm block, behind the kind of quaint white picket fence you've always dreamed of, there is a sealed driveway and extra-high carport, as well as side access, which enables off-street parking for multiple vehicles including boats and caravans.

The front yard is secure and serene, with established trees and flowering shrubs, whilst the back yard back yard is an entertainers paradise where friends and family can gather in the alfresco dining area surrounded by beautiful gardens, whilst you cook them a barbecue or whip up a gourmet pizza using the inbuilt woodfire pizza oven! If the kids aren't immediately impressed by all this home has to offer, the super-cute cubby house is sure to win them over.

Other wonderful features include:

- near new gutters and downpipes;
- quality hardwood flooring;
- ducted air-conditioning;
- block-out blinds;
- front and back patios;
- garden shed with power;
- walking distance to Hobartville Public School and Richmond High School; and
- close proximity to Richmond CBD

Additional features also include security system, two bird aviaries, large cattery/animal enclosure at the side of house, extra large concrete drive, double carport with drive through side access, well placed shed with power and lighting, separate garden/storage shed and rain water tank. All of this is situated on a secure 556sqm (approx.) block, located within walking distance to local shops, schools and public transport. This one won't last long - call today to arrange your inspection!