

**9 Hill St, Arcadia Vale, NSW, 2283**



**House For Sale**

Friday, 13 December 2024

9 Hill St, Arcadia Vale, NSW, 2283

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Original Home on a Large 803sqm Block, 400m from Waterfront

With the look and feel of an old-school holiday home and offering a future of pure potential, this original property makes an idyllic canvas for a new multi-dwelling build or substantial family home where you could add a level and be rewarded with a spectacular lake view. Currently boasting a layout of two double bedrooms, a large living room and eat-in kitchen with front and rear decks, there is plenty of scope to extend the home into the deep yard and renovate to taste. Located within a tightly-held pocket and an easy 400m stroll to the foreshore and Arcadia Reserve playground, properties this well positioned are hard to find. Delivering ready-made comfort and endless potential, this offering will inspire the imagination, and more importantly, provide a holiday-at-home lifestyle for those who choose to call it home.

- ☒ Two bedroom weatherboard cottage framed by a white picket fence
- ☒ Deep lock-up garage, two outdoor sheds and an outdoor laundry
- ☒ Rear deck with a view that stretches over the yard and to the lake
- ☒ Neat and tidy, ready to live in or rent out while you consider your options
- ☒ Modern split-system air conditioners plus a cosy combustion fire
- ☒ Premium water views could be yours with a second storey addition (STCA)
- ☒ Large and gently-sloping block provides ease for a knock-down/rebuild scenario
- ☒ Plenty of space to create a multi-occupancy project of significance (STCA)
- ☒ 350m to Arcadia Vale Public School, 750m to Arcadia Vale Preschool
- ☒ Convenient address with Toronto's shops, cafes, hospital and services an 8-minute drive

We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns.