



9 Watson Street Hammondville NSW

Situated in a quiet and peaceful cul-de-sac location this 4-bedroom brick home is perfect for the growing or established family. Only moments away from Hammondville Primary School and local child care centres as well as a very short distance from the Hammondville shopping village this home is all about location, location, location.

With a frontage of over 20m and a block size of approximately 556sqm this property features very large living spaces and bedrooms that have been newly painted and carpeted.

The main bedroom is huge and contains a walk-in-wardrobe and ensuite. The remaining 3 bedrooms are also large and each contain built-in wardrobes and are also accompanied by a large main bathroom and 2nd separate toilet.

A large updated kitchen with new stainless appliances including a stove/oven and dishwasher and a dining area with plenty of storage as well as a huge lounge room and internal laundry will make the day to day chores a breeze.

The yard is well kept and landscaped and has a large pergola which will be perfect for entertaining or taking a break after a long day.

You will be able to drive-through to the carport located at the back of the property that also includes a tool shed/workshop.

Less than a 5 minute drive to Holsworthy train station puts you on the airport line and takes you to Central in under 40 minutes. You are also conveniently located close to the Moorebank and Wattle Grove shopping centres (Woolworths and Coles) as well as a short drive to Westfield Liverpool. This property is also conveniently located with easy access to the M5 and Heathcote Roads as well as bus transport from Hammondville taking you to Liverpool and Holsworthy.

Homes such as this rarely come onto the market in such a location. Make sure you don't miss out.

For further details or to arrange an inspection please call Theo.

We Love:

- Very short distance to Hammondville Primary and shops
- 4 bedroom brick home with ample storage
- Landscaped yard with a pergola facing North-East

Pluses:

- Open plan and huge living/dining/kitchen area
- 5 min drive to Holsworthy station and easy access to M5
- Newly carpeted and painted

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective p

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Price : \$ 840,000

Land Size : 556 sqm



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9 Watson Street,
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Floorplan & Siteplan
(siteplan not to scale)



This diagram is for illustrative purposes only. All reasonable care has been taken in the preparation, but no warranty is given to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.
Photos and Floorplan by www.opticoolstudios.com