

## 1st Home Buyers, Tradesmen, Investors??

This excellent offering to the market really does tick all the boxes in this price range...Situated in a quiet street, very popular, and within walking distance to the centre of town. A more than comfortable home, presented well, and on a great 771m2 block of land, with some wonderful improvements. Enquire today to book your inspection...The owners have instructed us to SELL!!

- Three good sized bedrooms, built ins to all
- Open plan kitchen, timber floorboards throughout
- Spacious formal lounge room, split system air conditioning
- Beautiful covered outdoor entertaining area with lighting
- Level & fenced 771m2 block, huge shed & workshop, full side access

The township of Thirlmere could almost be considered the main tourist hub of the Wollondilly district. Featuring the largest steam museum in the country, the area thrives on its annual Steam Festival, which attracts around 20,000 people each year. Ideally located approximately one hour from Sydney, and 45 minutes from Wollongong. Book your private inspection on this wonderful property today...