



152 Wilson Drive Hill Top, NSW

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You Little Beauty on 1145m2

SUPERB VALUE ? FIRST HOME BUYER - INVESTOR ALERT \$\$\$

This quaint two bedroom brick cottage is bright and has high ceilings, priced to sell on large elevated level block with loads of potential. Enjoy a spacious formal lounge area also a covered patio area out the front. This large cleared level block of land has plenty of room for a granny flat, extension on the existing home and a huge shed. List of options is endless?

- ? 2 bedrooms built-in robe to the main room
- ? Functional kitchen with open plan dining + hard polished floor boards
- ? Town water, town sewer plus double side access
- ? Fully color bond fenced yard + garden shed

POTENTIAL RENTAL RETURN APPROX \$330 to \$360 PER WEEK!

Situated in a very quiet and peaceful road, with privacy assured, the property is situated just minutes from local schools, shops, and all the facilities one could want within close proximity.



Gerard Smith