

# FOR SALE

226 OLD GLEN INNES ROAD, WATERVIEW HEIGHTS, NSW, 2460

4  | 2  | 6 



## PRICED FOR IMMEDIATE SALE!

PRICE: \$680,000 - \$695,000

We are pretty sure, that any rural property within 10 minutes to Bunnings gets extra stars!

Yes, that's right, this hidden gem of approximately 13 acres (or 5.35ha) is convenient in both position and size. Hard it is these days, to find the perfect distance to town and the perfect sized acreage. Throw in your preferences there, and then try and get the perfect house, sheds and then we must worry about if we have too much water (flood-prone) or not enough. Let's face it, you must be negotiable, and you must have some vision. If you can tick 7/10 boxes – make your move!

Off the road, and into your own acreage we go. Here there is no passing traffic and no neighbours perched to the left and right. Access is, by right of way, straight into your fully fenced acres. The block-brick home is as solid as a rock, and I am led to believe we have hardwood timber bones. Make of it as you will, with the choice of residences.

Our 3-bedroom, 1 bathroom home is deceptively spacious. With 2 massive living areas there is certainly space to spread out. The central kitchen offers loads of cupboard space and what about the fully equipped bathroom with the claw-foot bath? Glass sliding doors and lots of windows spill light into the living areas and the deck perfect for the BBQ. This home would be easy to personalise with your own colour palette and some small changes to reflect your personality.

The granny-flat is independent yet sharing access to the carport. 1 Bedroom, 1 bathroom and the open plan kitchen/dining and living offers everything you need under the one roof. Couple that with a fully fenced yard off the rear and we have a secure premise for the pets and/or children.

OPEN FOR INSPECTION:  
N/A

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

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