



**SOLD**

## SPACIOUS 3BR HOME ON LARGE BLOCK - HILLSTON

This charming 3-bedroom brick home sits proudly on a generous 1,483 square metre block in the heart of Hillston, offering the perfect blend of small-town tranquility and modern convenience. Located on Burns Street, this property presents an ideal opportunity for families seeking space to grow or investors looking for a solid addition to their portfolio in this thriving agricultural hub.

### PROPERTY FEATURES

- 3 bedrooms
- open plan living
- Recently refreshed interior with new paint and flooring
- Bathroom comprising of separate shower and bath tub also includes toilet
- 2nd toilet
- The property features a convenient garage providing secure vehicle storage.
- Back yard provides ample space for children and pets to play safely
- shed with half cement floor providing the perfect workshop

Hillston offers a unique lifestyle opportunity in the heart of New South Wales' agricultural region. This historic township, on the banks of the Lachlan River, conveniently positioned along major transport routes including the Lachlan Valley Way and Cobb Highway ensures excellent connectivity to larger centres while maintaining the benefits of country living.

Hillston's economy thrives on agriculture, with the region specializing in livestock, grain, cotton, citrus, and vegetables. This economic diversity provides stability and growth opportunities for residents, whether you're looking to join the agricultural workforce or establish your own rural enterprise.

This property represents more than just a house – it's an invitation to embrace a lifestyle where community matters, where children can grow up with space to explore, and where the pace of life allows you to truly appreciate your surroundings. Whether you're planning a tree change from city living or seeking to expand your investment portfolio in a stable rural market, this Burns Street property offers exceptional value and potential.

The combination of established infrastructure, community amenities, and agricultural prosperity

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$480,000**

**OPEN FOR INSPECTION:**  
**N/A**



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