

13 & 13A HYDRUS STREET  
AUSTRAL



# FOR SALE

**DOUBLE STOREY HOME WITH GRANNY FLAT - LIVE IN ONE, RENT THE OTHER!**

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Presenting this family home, architecturally designed dual dwelling, a perfect blend of functionality, elegance, and modern living. This impressive residence is thoughtfully crafted to suit the needs of discerning homeowners, offering an exceptional lifestyle and a unique investment opportunity.

(Please note: Property details includes the Granny flat details too.)

#### KEY FEATURES:

##### Main Residence:

- 4 Bedrooms with 1 Guest bed on ground level.
- 40mm stone benchtops with waterfall edges and Glass Splashback
- 900mm Gas Cooking cooktop, rangehood in the kitchen.
- Dishwasher, Double bowl stainless steel under mount Sink and Walk-in pantry
- Two Premium Bathrooms with 1 toilet on ground level.
- Floor-to-ceiling tiles in all bathrooms and ensuites.

**PRICE:** Just Listed

**OPEN FOR INSPECTION:** Feb 19 at 6:00pm - 6:30pm

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**13 HYDRUS ST, AUSTRAL NSW 2179**

**Disclaimer:** Floor plans are for illustrative purposes and are intended to give a general indication of the layout only. All dimensions are approximate and are not intended to form part of any contract or warranty. Floor plan prepared by Fine Estates Photographs, 0431 567 185.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

(Rev AU#1)

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