



**SOLD**

## MODERN ELEGANCE MEETS EASY LIVING

You are bound to be impressed by this lovely haven - Set in a peaceful family location, 8 Hobbs Street, Horsley offers the perfect combination of modern comfort and low maintenance living.

This immaculate single-level home is ideal for first home buyers, retirees, or investors who are searching for a quality property in a sought after, whisper quiet street. All on one level with no steps, 3 bedrooms and two bathrooms (one ensuite), this impressive residence has a practical light filled layout, stylish finishes and an inviting outdoor entertaining space. Absolutely spotless with nothing to do and ready to enjoy from day one.

Located in the popular Brooks Reach Estate, you're just minutes from Dapto CBD, parks, schools, public transport and childcare.

### Features

- 3 comfortable bedrooms with ceiling fans (BIW in bedroom 2)
- Master with walk-in robe, ensuite & roller shutter
- Spotless kitchen with dishwasher, breakfast bar & large walk-in pantry
- Spacious open plan living, kitchen and dining with air conditioning & fans
- Both bathrooms are in timeless white with black trim, all fresh and clean
- Plantation shutters throughout & skylights providing lots of gorgeous natural light
- Covered outdoor entertaining area with heater & blinds
- Fully fenced, level, easy care backyard - mow the lawn in 5 minutes
- Remote controlled garage with internal access & driveway parking

Low maintenance, great location, and very well cared for – this beauty won't last!

### Numbers

Water Rates: Approx. \$172 per quarter  
Land Rates: Approx. \$470 per quarter  
Rental Return: Approx. \$760 per week

Contact Monique Headington for further information or see you at the open home E:  
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**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$955,000

**OPEN FOR INSPECTION:**  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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