

**11 Hilwa St, Villawood, NSW 2163**

**Sold - \$720,000**

House 3  1  1 



## ROOM FOR IMPROVEMENT

John B Grant Real Estate, Chester Hill is proud to offer 11 Hilwa Street, Villawood to the marketplace. Are you looking for that first family home or investment property in a great location and within walking distance to public transport, shops & schools? Then we have found it for you. Only a short stroll from Villawood shopping village, Aldis and Villawood Station and within easy reach to a variety of local primary and high schools.

### Open for Inspection

By Appointment.

This original, but well-loved 3 bedroom brick veneer family home offers 3 good size bedrooms, formal lounge room, separate kitchen with dining area, ducted air conditioning throughout, full bathroom, internal laundry, 2nd outside toilet, side access to lock garage, large garden shed and fully fenced front and rear yard.

House built in 1950's approximately  
Zoned R4 High Density Residential

Council Rates \$295.00 per quarter approximately  
Water Rates \$314.28 per quarter approximately

Potential rental return \$20,800 PA approximately with possibility of an increase

### Terms of Auction

- \* 10% deposit
- \* 42 day settlement period
- \* All offers must be made in writing
- \* Any changes to the contract of sale must be received prior to the Auction day
- \* This property will be SOLD

Open house Saturday 2.00 to 2.30pm or by appointment  
Auction will be held on site at 2.30pm Saturday 6th February 2021

Add this to your personal viewing list this weekend.

### Listed By



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