

**13 James St, Girards Hill, NSW 2480**

**\$590,000**

House 3 2 3



## SPOTLESS FAMILY HOME

Situated in a prime central location in Girard's Hill with appealing features, close to the city centre, schools and sporting fields.

The home features front sunroom, 3 bedrooms with built-ins, study, spacious separate lounge room, dining room, plus large family room opening to spacious rear covered patio, new all electric kitchen with pantry cupboard, rangehood and dishwasher.

Great walk-in linen and storage area, lovely new bathroom plus 2nd shower, toilet and laundry. Internal access to garage, 3rd toilet and unlimited storage/workshop space. Attached is a tandem carport.

The home has been tastefully renovated throughout with new carpets, new vinyl floor coverings, air-conditioning, ceiling fans, high ceilings and spacious rooms – all freshly painted interior.

All sitting on a landscaped allotment with private rear patio and backyard. Also 16 solar panels. Offered with vacant possession. This property was affected by the 2022 flood event, but the floor height is above previously recorded flood heights.

**Open for Inspection**

By Appointment.

### Listed By



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