



**Wareemba, NSW**  
4 Hill Street

**2**  
BED

**1**  
BATH



**Charming Bungalow, metres to the Waterfront & Wareemba Village Shops**

This low maintenance freestanding brick and tile home is primed to renovate, extend or add a second storey (STCA). Revealing traditional character features throughout, it offers a spacious lounge room with cast iron fireplace, high decorative ceilings plus a separate study. An outdoor entertaining area to utilise or remove spills onto a north facing garden where a kids' haven can be created. Both the kitchen and bathroom would benefit from updates, while the airy bedrooms comprise a master with stained glass windows. This perfect property for a young couple, family or downsizers is on a private 348sqm block, a stroll to transport, shops, schools and Halliday Park.

**AUCTION THIS SATURDAY**

Contact: Fayez Yammine  
02 8789 4316  
0405 184 483  
Joe Kanaan  
02 8789 4341  
0415 209 688  
Type: House  
Sold Date: 03/08/2019  
Land: 348m2  
<https://www.devinere.com.au>



**SITE PLAN**  
(NOT TO SCALE)



<b>DIMENSIONS</b> Land Size 348sqm (approx.)	<b>OUTGOINGS</b> Council: \$373.00 p.q (approx.) Water: \$186.60 p.q (approx.)	
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DISCLAIMER: All figures quoted are indicative only. Dimensions, rates and fees are approximate and subject to change. We cannot guarantee accuracy and interested persons should rely on their own enquiries.

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Plans shown are only indicative of layout. Dimensions are approximate.

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