



5 Hill Street, Cardiff

## Kitchen & Bathroom Done — Your Dream Home Awaits to Be Finished

Positioned in a convenient and family-friendly pocket of Cardiff, this property presents an outstanding opportunity for buyers looking to secure a home with the hard work already started and the chance to add their own finishing touches.

Set on a generous 879sqm block, the property offers space, privacy, and incredible potential for those ready to capitalise.

Upstairs, the key upgrades have already been completed, including a modern kitchen and stylishly renovated bathroom. The home features three well-sized bedrooms, two with built-in wardrobes, while the remaining spaces offer a blank canvas to finish and personalise to your taste.

Downstairs is where the real upside lies. With a laundry, second toilet, and shower already in place, the under-house area presents excellent potential to convert into a fully self-contained space or second living area.

3  2  2 

### AUCTION

Thu 16th Apr @ 6:00PM

### VIEW

Sat 4th Apr @ 10:00AM - 10:30AM

### AGENTS

Jake Graham  
0423 169 195  
jake.graham@ljhooker.com.au

### AGENCY

LJ Hooker Warners Bay  
(02) 4915 3800

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

A double private garage adds further appeal, while the expansive backyard offers plenty of space for entertaining. At the rear, a newly added north-east facing deck captures beautiful natural light and leafy outlook - creating the perfect setting for morning coffee or afternoon gatherings.

#### Key Features

- Modern kitchen
- Modern bathroom
- 879sqm parcel
- Fully fenced
- Ducted Aircon
- North-east facing decking
- Bifold doors
- Double garage

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

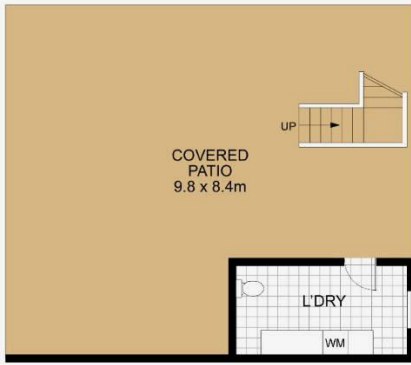
#### MORE DETAILS

Property ID	ZARHN8
Property Type	House
Land Area	878.9 m2
Including	Toilets (2)

**Jake Graham 0423 169 195**  
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LOWER FLOOR



UPPER FLOOR



5 Hill Street  
Cardiff

Total Internal Floor Area: 139 sqm

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

