

## Charlestown, 16 Hallvert Crescent

### RIGHT IN THE THICK OF IT

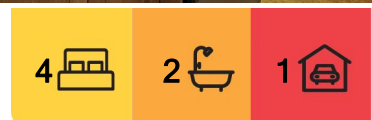
Located only moments from Charlestown Square and Charlestown CBD and situated on a quiet cul-de-sac. This original four-bedroom home is ready ripe for renovation or rebuild, subject to LMCC approval. Leased long term as two separate dwellings or ideal for the teenager or aging parent. The main house is saturated in natural light due to the north facing aspect.

- Single carport
- Secure rear yard
- Serviceable timber kitchen
- Cork flooring in the living areas, pine boards carpeted bedrooms
- Shared laundry
- Solar electricity

The information contained herein has been provided by people we believe to be reliable,



**Disclaimer:** 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.



**For Sale**  
CONTACT AGENT

**View**  
[ljhooker.com.au/XREHN8](http://ljhooker.com.au/XREHN8)

**Contact**  
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**LJ Hooker Warners Bay**  
**(02) 4915 3800**



however all interested parties must rely on their own enquiries.

## More About this Property

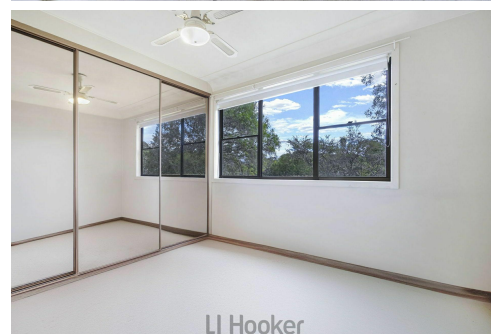
<b>Property ID</b>	XREHN8
<b>Property Type</b>	House
<b>Land Area</b>	467.9 m <sup>2</sup>

### Cameron Stevenson 0407 929 291

Director - Licensed Sales Executive. Independent Contractor |  
cameron.stevenson@ljhooker.com.au

### LJ Hooker Warners Bay (02) 4915 3800

Shop 12, 240-260 Hillsborough Rd, WARNERS BAY NSW 2282  
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16 Hallvert Crescent  
Charlestown

0 1 2 3 4 5

Total Internal Floor Area: 119 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



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