



**Sold**



52 Neill Street, Harden

2 1 0

## Perfect Mix of Home or Investment

Located in the heart of Harden CBD, where all services are at your fingertips, this Art Deco property has loads of potential as a home or a business investment. Features of the property include:

- Double brick art deco building converted to a 2 bedroom residence (council approved)
- Open plan Lounge and dining are north facing capturing the winter sun which are adjacent to the kitchen
- Modern kitchen with electric appliances and plenty of cupboard space
- Master bedroom is spacious and north facing with a fireplace, 2nd bedroom also roomy, has a fireplace and has direct access to the bathroom
- Large vault room complete with thick steel plate door, perfect as a safe, wine cellar, robe or storage
- Combined bathroom / laundry is spacious & functional and has access from 2 points
- Split system air conditioning in the living area provides heat & cool capable of servicing the home
- Separate room off the entrance could be storage or office space
- Under cover area at the back opens onto the garden over looking the yard which has rear lane access

**FOR SALE**

Please Call

**AGENTS**

Dick Cummins

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**AGENCY**

LJ Hooker Young

(02) 6382 2991

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**

- Garden shed has plenty of room for tools & a workbench/storage

This property ticks a lot of boxes and deserves your attention. Call Today for further information or to arrange an inspection.

Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contact for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.

Any aerial or location photos are shown for illustration purpose only and should not be relied upon for their accuracy. The boundaries are only approx. and all interested parties should make their own enquiries to determine whether or not this information is, in fact, accurate.

## MORE DETAILS

Property ID	BCYH6T
Property Type	House
Land Area	464 m2
Including	Toilets (1)

**Dick Cummins 0427 102 426**

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