



## Hillsborough, 31 Higham Road

### CUTE COTTAGE DELIVERS PERSONALITY PLUS

Located on a corner block, this cute cottage has personality plus.

From the sunken lounge to the french doors opening to the covered outdoor deck, you will love this easy care home.

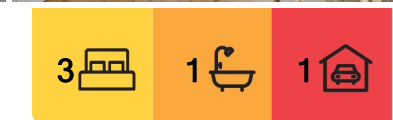
Enhanced by polished timber floors, modern kitchen and fully fenced yard there is nothing to do to start living your best life!

And you are so close to the Warners Bay foreshore and Charlestown Square, everything is at your finger tips.

- Three bedrooms
- Timber floors
- Modern kitchen and bathroom



**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**  
\$795,000

**View**  
[ljhooker.com.au/XY7HN8](http://ljhooker.com.au/XY7HN8)

**Contact**  
**John Church**  
0414 294 944  
[john.church@ljhooker.com.au](mailto:john.church@ljhooker.com.au)

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

- Sunken, light filled lounge
- Fans and AC to all rooms
- Paved driveway and outdoor shaded area
- Sun soaked verandah
- Fully fenced yard
- Single car garage plus off street parking for second car, boat or trailer
- Central location close to lake, shops and schools
- Tightly held locale

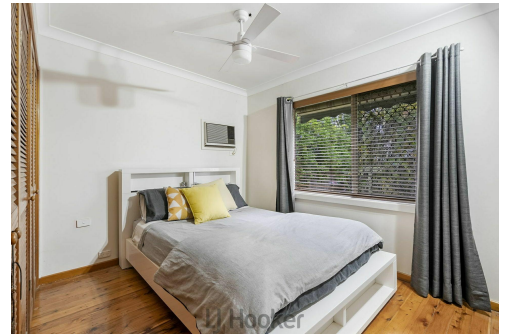
The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

## More About this Property

<b>Property ID</b>	XY7HN8
<b>Property Type</b>	House
<b>Land Area</b>	450.2 m <sup>2</sup>
<b>Including</b>	Air Conditioning Dishwasher Close to Schools Close to Shops Close to Transport Window Treatments

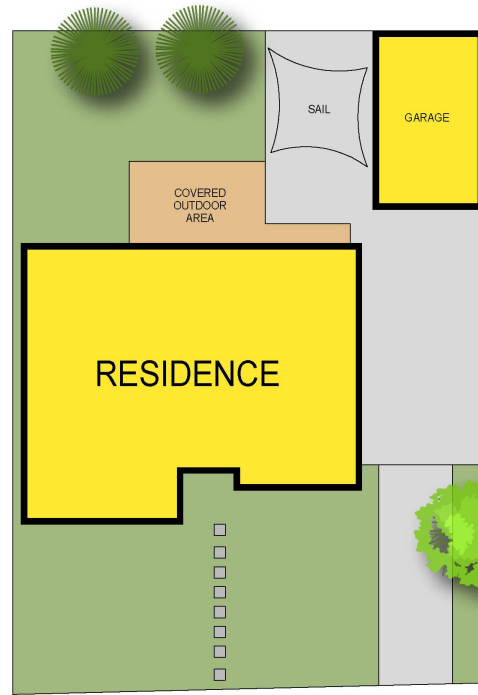
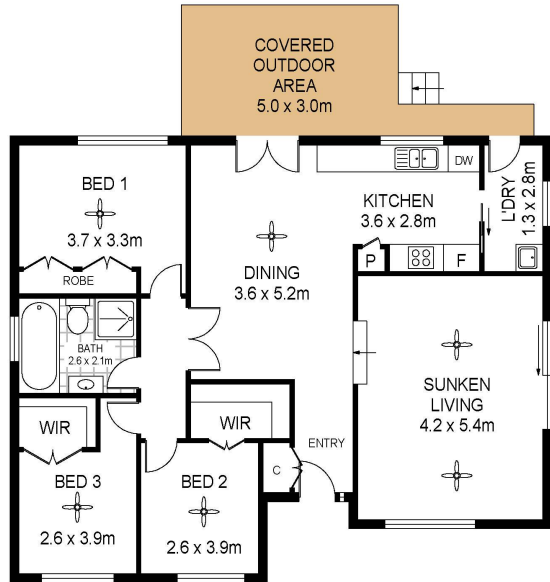
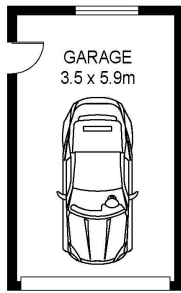
**John Church 0414 294 944**  
Sales and Marketing Executive | Independent Contractor |  
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**LJ Hooker Warners Bay (02) 4915 3800**  
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31 Higham Road  
Hillsborough



Total Internal Floor Area: 110 sqm (Excluding Garage)

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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