



Richardson, 1 Hourigan Place

Great Opportunity - Updated Three Bedroom Family Home

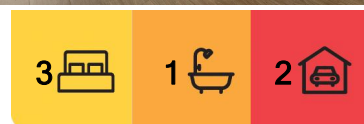
This charming home offers comfort and practicality, making it an excellent choice for first-home buyers, downsizers, or investors. It features two living areas, one of which is spacious and welcoming. As you step inside, you're greeted by a bright and open lounge. The second living space seamlessly connects to the kitchen, dining, and breakfast areas, creating a functional and well-designed layout.

The kitchen has been beautifully renovated, featuring a sleek waterfall breakfast bar, premium appliances, and ample workspace. Its open layout allows for effortless meal preparation while staying connected to both indoor and outdoor spaces. The bathroom, toilet, and sink have also been upgraded, giving the home a fresh and contemporary feel.

The home boasts three bright and generously sized bedrooms, each offering picturesque garden views. Outside, a newly built covered entertaining area extends the living space,



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For Sale
Auction

View
ljhooker.com.au/HP050F8H

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EER ★★★★★

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overlooking a well-manicured, level backyard-ideal for relaxation, additional storage, or a secure play area for children and pets.

Key Features:

- * Three generous size bedrooms
- * Ducted and reverse-cycle air conditioning
- * New floor coverings in the kitchen, dining, and main bedroom
- * Low maintenance outdoor entertaining area
- * Renovated kitchen, bathroom, laundry, and powder room
- * Freshly painted
- * New Colourbond fencing
- * Double garage with direct access to the backyard
- * Lockable storage in the garage
- * NBN connectivity

- * Year Built: 1982
- * Land Size: 452sqm
- * Living Size: 122sqm
- * Garage Size: 27sqm
- * EER: 3.0
- * Rates: \$2,590 p.a.
- * Land Tax: \$4,290 p.a. (investors only)
- * UV: \$408,000

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More About this Property

Property ID	HP050F8H
Property Type	House
House Size	122 m ²
Land Area	452 m ²
EER	3
Including	Air Conditioning Ducted Cooling Ducted Heating Balcony Deck Dishwasher Remote Garage

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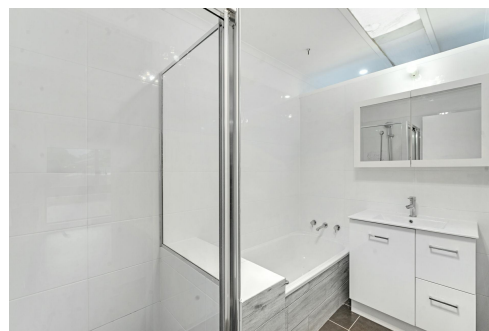
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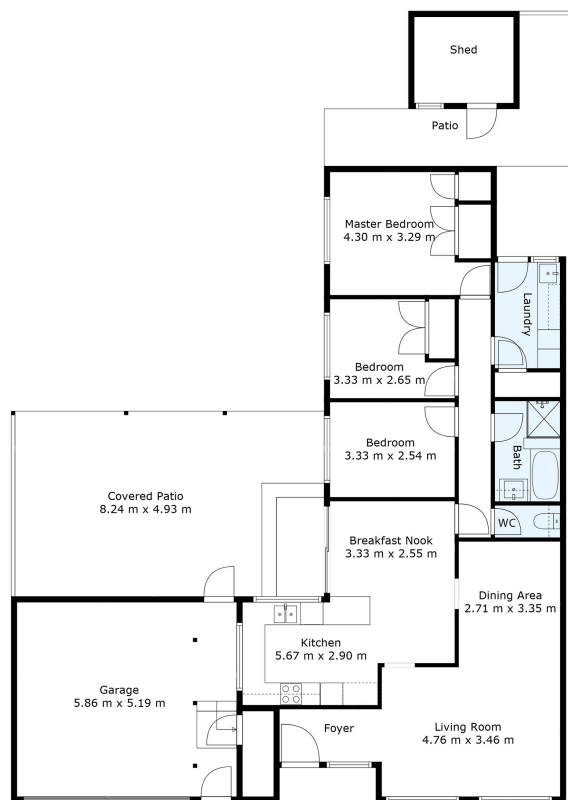
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.