



24 Swanson Street Weston, NSW



### A Federation find for new buyers

A terrific first home or investment beckons in this freshly presented home, where generous land dimensions, a traditional three-bedroom layout and a convenient setting defines its instant appeal. Also showcasing a fabulous alfresco deck, double garage and single carport, it lies a stroll away from the local school, pub and shops and is ready for instant enjoyment.

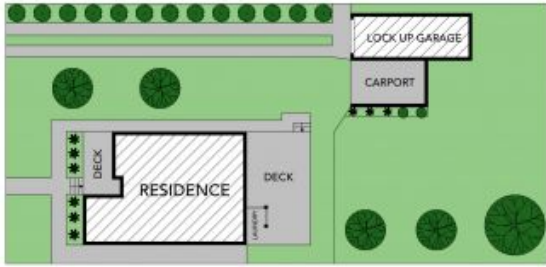
- Freshly updated home resting on a perfectly level landholding
- Open-plan living and dining warmed by a wood burning combustion fire
- Neat, practical kitchen with electric cooking and direct deck access
- Three bedrooms anchored around a bright and breezy bathroom
- Large entertainer's alfresco deck links with a secure, generously sized yard

**Council Rates:** \$413.00 p/q

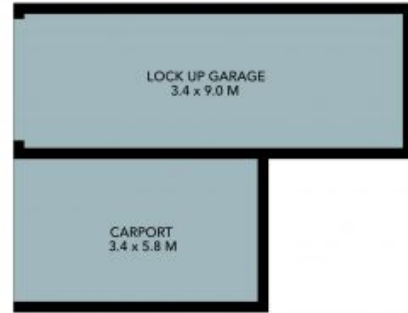
**Water Rates:** \$741.00/year (approx)

**Debra Ford**

0413 478 655



SITE PLAN



(NOT IN POSITION)



The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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