



12 Nelson Street Abermain, NSW



### Your beautifully updated character home

A breath of fresh air! This perfectly updated 3 bedroom sanctuary awaits one lucky purchaser. Boasting light filled living, traditional high ceilings, large open kitchen / dining plus double 7x5.6m garage with lagoon style in ground pool ? all on a very tidy 1,000sqm. Just 1.9km to local school & 6.5km to expressway.

**Council Rates:** \$449.37 p/q

- ?Tidy & traditional fa?ade with picket fence & partial wrap around verandah
- ?Large kitchen/dining with 900mm gas cook top/ oven & range
- ?Separate living with updated fireplace & s/s air con for all year comfort
- ?3 generously sized bedrooms with built in robes & ceiling fans, bed 1 with s/s air
- ?As new bathroom with black tap ware. Second WC for added convenience

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(NOT IN POSITION)



(NOT IN POSITION)



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.