



35 Kline Street Weston, NSW



### The flexible family cottage

The pick of the bunch for investors looking to add to their portfolio, or perhaps those looking to make Weston their family home. With scope to update and add your own personal design, this four bedroom, plus study home offers loads of personality and flexibility. Delivering on split system air, adjoining living and dining with a bonus and versatile family room. Outside you will find a massive older style garage on a green and picture perfect 809sqm. Located just 500ms to Weston Primary School and only 3kms to the Hunter Expressway M1 interchange.

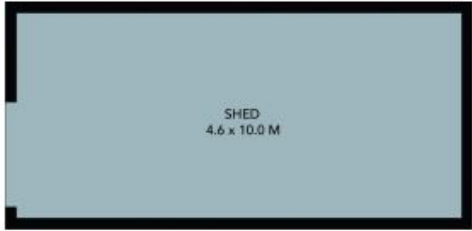
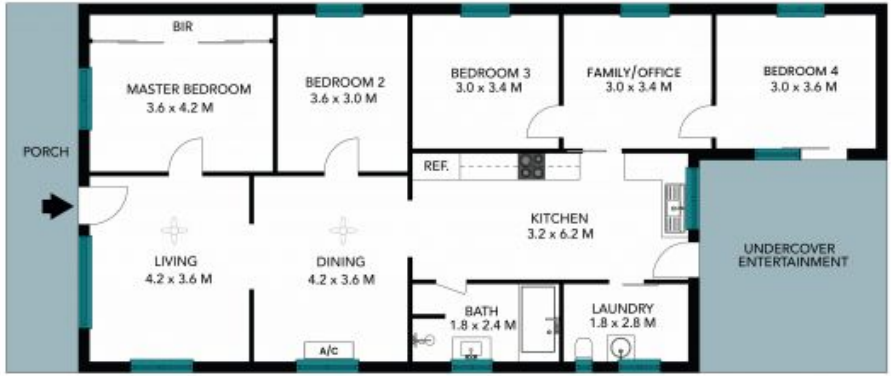
- Perfectly tidy family cottage with an incredibly versatile floor plan
- Split system air, adjoining living and dining with additional family room
- Kitchen with electric cook top/range and ample cupboard/bench space
- Four generously sized bedrooms plus study, the master with built in robe

**Council Rates:** \$469.00 p/q

**Water Rates:** \$260.00 p/q

**Debra Ford**

0413 478 655



(NOT IN POSITION)

SITE PLAN

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



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