



## Hammondville, NSW

8 Rix Ave

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CAR

**Garry Dunn**  
Property Agents

### Position, Price, Potential!

Awaiting a creative transformation, this solid brick home is comfortable as is, or provides its new owners endless future potential to add value! Peacefully positioned in a quiet family-friendly location within walking distance to local school, shops and transport.

- L-shape living with split system air
- Hardwood timber floors throughout
- Original functional kitchen
- Great size bedrooms with built-ins
- Neat bathroom with separate toilet
- Child friendly yard with pergola & shed

Perched on a near level 557sqm block, this property is an ideal first home, investment with current rental income or future project to capitalise on its great locale!

### For sale \$650,000 - \$680,000

**Contact:** Aaron Dunn  
02 9731 1200  
0414 544 116

**Type:** House  
**Land:** 557Square Metres  
<http://www.dunnproperty.com.au>

