



45a Burdett Street Hornsby, NSW



## Hidden Heaven for Comfort and Relaxation

Nestled in a highly sought-after location, this beautifully presented residence offers unparalleled convenience, being within walking distance of Hornsby Westfield, cafes, restaurants, the station, Hornsby Hospital, and the esteemed Waitara Public School. It is an ideal opportunity for buyers seeking ultimate convenience or a secondary income. This single-level home is surrounded by nature in a serene garden, making it perfect for young families or investors, especially with the newly installed granny flat added in 2023.

The property also provides extensive parking options, accommodating more than three vehicles, including a carport. Additionally, it features a submeter to accurately track water, electricity, and gas usage for the granny flat.

### Property Features:

- Generously sized bedrooms complete with spacious built-in robes, providing ample storage

**Inspect:** Saturday, 19th October 2024 1:45 - 2:15  
**Auction:** 26/10/2024 01:00 pm

**Price:** Auction 26th October Onsite @ 1pm  
**Council Rates:** \$540.00 p/q  
**Water Rates:** \$423.77 p/q



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Hornsby



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.