

# 12 Hercules Street, Fairfield East, NSW 2165

## House For Sale

Thursday, 21 March 2024

12 Hercules Street, Fairfield East, NSW 2165

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 674 m<sup>2</sup>**

**Type: House**



Zeth Grant  
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Zoran Cvetkovski  
0411304466

## AUCTION | 20/4/24 @ 11.30 AM

John B Grant Real Estate, Chester Hill is proud to offer 12 Hercules Street, Fairfield East to the marketplace. Nestled in the heart of Fairfield East, this full brick beauty awaits you and your family! Boasting timeless elegance and modern updates, this spacious home is perfect for creating lasting memories. Features Include: • Updated timber flooring in all bedrooms for a touch of warmth and sophistication. • Large open plan kitchen with original meals area, ideal for family gatherings and entertaining guests. • Internal laundry with a second bathroom for added convenience. • Separate lounge room and dining room providing ample space for relaxation and entertainment. • Built-in wardrobes in 3 out of 4 bedrooms, offering plenty of storage solutions. • Original bathroom with both bath and shower facilities for your comfort. • Split system air conditioning to keep you cool during those warm summer days. • Side driveway access leading to a double lock-up garage/workshop, perfect for car enthusiasts or DIY projects. • Sitting on a generous 674.40 sqm of land, providing ample space for outdoor activities and relaxation. Don't miss out on the opportunity to make this your forever home! Contact us now to schedule a viewing and make your dream a reality. Built-in : 1970's approximately Zoned: R2 Low Density Residential Council Rates \$362.00 per quarter approximately Water Rates \$317.03 per quarter approximately Currently leased out \$32,240 PA. The lease expires on 7th July 2024 with the potential for a rental increase. Terms of Auction\* 10% deposit\* 42 day settlement period\* All offers must be made in writing\* Any changes to the contract of sale must be received prior to the Auction day\* This property will be SOLD Open house Saturday from 11.00 to 11.30 am or by appointment. The Auction will be held on-site at 11.30 am on Saturday 20th April 2024.