



12 Hutcheson Avenue RANKIN PARK NSW

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Located within walking distance to schooling and close to Elmore Vale shops is this family friendly offering perfect for first home buyers or those either with or looking to start a family. The home comprises 3 bedrooms, 2 with built-ins and both the kitchen and bathroom have been updated. Living areas are plentiful with lounge, dining and family rooms in addition to a screened indoor/outdoor room perfect for use as a gym, covered play area or similar. Air conditioning has been installed for comfort all year round. There is internal access from the garage and a block exceeding 600sqm's leaves plenty of room for children and pets to play in a safe environment. A covered bbq area awaits the warmer months. Currently returns \$350p/w with wonderful tenants on expired lease wanting to stay if sold to the astute investor taking advantage of only being

**Type** : House

**View** : <https://www.dowlingproperty.com.au/sale/nsw/newcastle-region/rankin-park/residential/house/7421515>

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