



## 12 Arthur Street Warrimoo NSW

2 2 1

**LOCATION:** An easy walk (approx. 600m) to rail transport, local convenience store, pizza and bottle shop. Nearby local parks, playing fields and bush walks all within easy reach.

**STYLE:** Circa 1940's renovated single level cottage set on a beautiful 873m<sup>2</sup> (approx.) block offering a lovely bush backdrop.

**LAYOUT:** Open plan living, large eat-in kitchen/dining, 2 bedrooms, master with ensuite, and lovely family bathroom. Large entertainers deck overlooking the landscaped rear yard.

**FEATURES:** Offering a lovely cozy feel, this fully renovated 1940's cottage has been given a complete makeover, using high quality materials. Gourmet kitchen with dishwasher, built-in microwave, oven and cooktop. Copious storage

<b>Type</b>	: House
<b>Price</b>	: \$ 950,000
<b>Building Size</b>	: 118 sqm
<b>Land Size</b>	: 873 sqm
<b>View</b>	: <a href="https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/warrimoo/residential/house/7161456">https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/warrimoo/residential/house/7161456</a>



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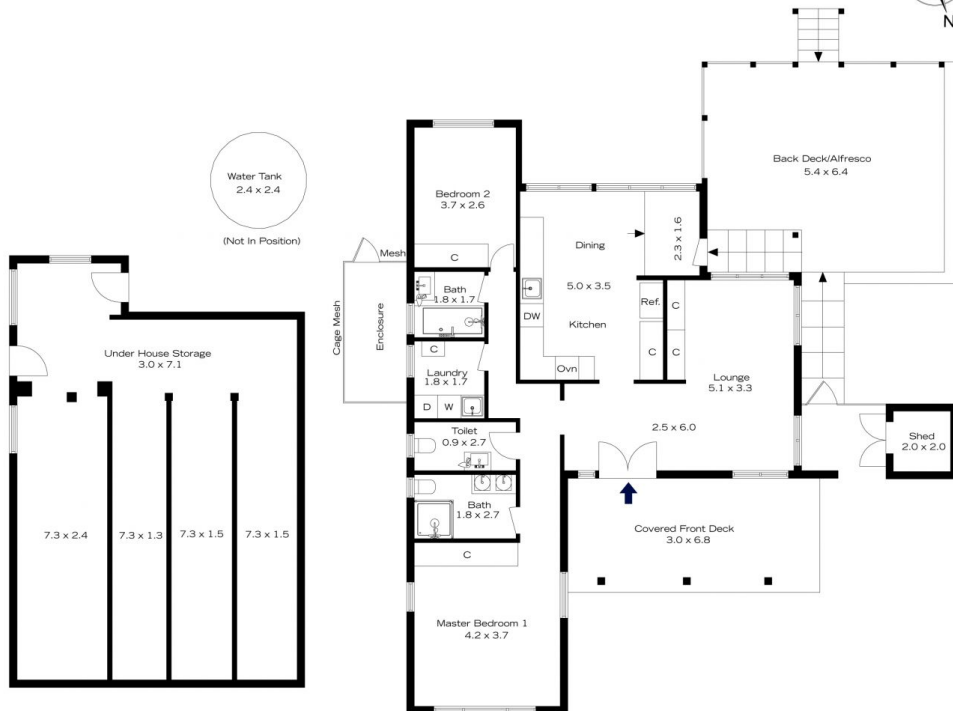


**INTERNAL**  
92 m<sup>2</sup>  
**EXTERNAL**  
56 m<sup>2</sup>  
**TOTAL**  
148 m<sup>2</sup>



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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