



262 Warnervale Road, **Hamlyn Terrace**

4  2  2 

#### LEVELS ABOVE

Presented beautifully, carefully designed and conveniently positioned, this brand new home that is situated in Hamlyn Terrace, deserves your attention.

Features include four bedrooms inclusive of a walk-in robe and en-suite for the master bedroom, multiple living areas with additional dining, nice sized kitchen with island bench-top, two bathrooms and double car garage with remote access.

It is within walking distance from schools and parks, a short drive to the M1 Motorway for Sydney and Newcastle travellers and just minutes from Public Transport which adds to the convenience of this stunning home.

Designed to meet the requirements of quality family living with endless potential for improvement. It is nicely proportioned on a 548 sqm block leaving plenty of yard space for outside activity and entertaining.

262 Warnervale Road, Hamlyn Terrace is sure to capture your attention so come and see.

\* 4 bedrooms, 2 living areas, additional dining, kitchen and double car garage.

\* Approximately 548 sqm, outdoor entertaining and great frontage.

\* Near public transport, M1 Motorway, public and private schools, parks and Westfield Shopping Centre.

For your free information e-book, please text "262WARNERVALE" to 0429 272 028

For more information, call Brad Carroll on 0411 332 510

 548 sqm

#### CONTACT AGENT

ID# 11650100822



**Brad Carroll**  
0411 332 510



BOUNDARIES ARE APPROXIMATE



TOTAL APPROX. FLOOR AREA 174.1 SQ.M. (1874 SQ.FT.)  
 Measurements are approximate. Not to Scale.  
 For illustrative purposes only.



**262 Warnervale Road      Hamlyn Terrace**