



CLARKE NATIONAL  
REALTY

- EST. 1953 -



9 Stoney Creek Road Beverly Hills, NSW



## OPPORTUNITY FOR HOME BUYERS AND INVESTORS ALIKE

Perfect opportunity for a first home buyer or an astute investor. Located in the heart of Beverly Hills is this 2 bedroom home, close to Beverly Hills train station and CBD. With a large backyard and two separate living areas, this home is perfect for the growing family.

- 2 decent size bedrooms with oversized master bedroom
- Updated tiled bathroom
- 2 separate living areas with potential for a 3rd bedroom
- 2nd living area also ideal for dining area
- Well sized kitchen with ample cupboard space and gas cooking
- Recently updated internal laundry with additional toilet and shower
- Large secured backyard with covered entertaining area
- Single lock up garage

**Auction:** 2024-05-18  
**Details:** 13:00:00

**Council Rates:** \$369.00 p/q  
**Water Rates:** \$193.33 p/q



**James Clarke**

0408 443 865



**SITE PLAN**  
(NOT TO SCALE)



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No. 109237



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