



## 17 Hotham Road Gymea NSW

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An exceptional opportunity exists for those wanting to enter the market and capitalise on this charming property.

This original cladded gem is brimming with warmth and offers a generous 556sqms of child friendly level lawns, multiple living areas and a wonderful outdoor entertaining deck with spa.

This pristine single level home will hold great appeal to first home buyers and is conveniently located opposite Gymea Tafe and walking distance to Gymea Shopping Village.

\* Open plan lounge and dining room plus rumpus room/second living

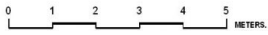
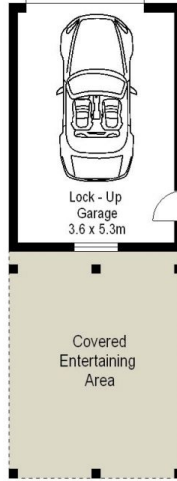
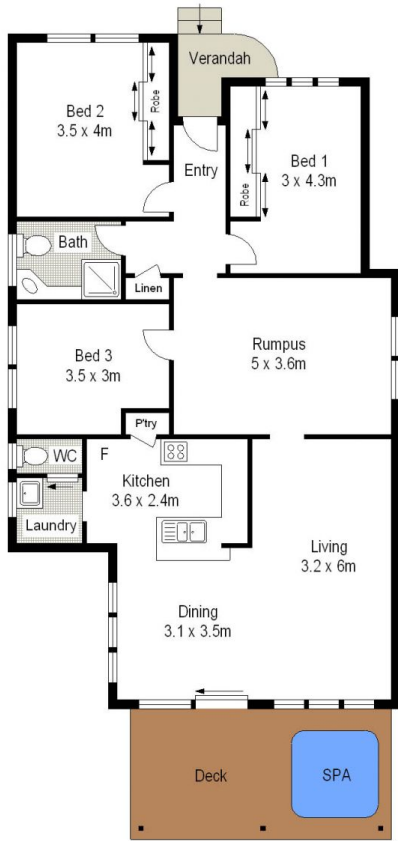
\* Spacious timber kitchen overlooking child friendly level backyard

\* 3 Generous bedrooms, 2 with built-in robes, master with air conditioning

**View** : <https://www.gibsonpartners.com/sale/nsw/sutherland/gymea/residential/house/5853712>



**Ivan Lampret**  
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**GROUND FLOOR**

**SITE PLAN (NOT TO SCALE)**

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

17 Hotham Road, GyMEA

