



## 📍 20A Brooklyn Road, Claudelands

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The whole property is decorated and presented beautifully, the carpet is just two years old and feels like new under your toes. The kitchen is well designed and was updated in 2012, you'll see that it's modern, immaculate and has plenty of bench space and cupboards. The bathroom was updated at the same time, it's bright, fresh and shiny. Both bedrooms are on the north side of the house, are spacious and have larger than double wardrobes. You'll be impressed with the section, it's a fully fenced half share of 1171m<sup>2</sup> with a north facing deck, and huge lawn area to enjoy. There's a separate laundry, good storage and internal access garage. Zoned for Hamilton Boys and Girls High Schools, across the road from Claudelands Park, 650m from the Roaming Giant in one direction and 500m from Five Cross Roads in the other, this home has everything you could ever need close by. Call Dave or Anna to view!

<b>Land area</b>	1171 m <sup>2</sup>
<b>Floor size</b>	110 m <sup>2</sup>
<b>Rateable value</b>	\$430,000
<b>Rates</b>	\$2,231.79

