



## 📍 23 Hazelwood Avenue, Dinsdale

You will find a love connection here, this stunning renovation inside and out has been completed to a very high standard and is evident the moment you open the door into the large foyer with high stud. A wide staircase invites you into the spacious light filled interior, with fresh all new modern interior decor. The living area opens out to the large private courtyard perfect for outdoor living and entertaining. Steps lead up to another level of the garden, mature plantings and landscaping give privacy and provide the backdrop to this beautifully presented, very special family home. 220m<sup>2</sup> floor area, large separate lounge with wood burner for cosy winter nights, 3 large bedrooms, fabulous kitchen and bathroom, separate laundry and toilet. Downstairs a 4th room provides space for a office / gym, huge basement double internal access garage, parking space for boat / mobile home. Tucked away on a sunny north facing private rear 819m<sup>2</sup> section heaps of room for family with children and pets fenced at the rear. So convenient easy access to the CBD, Hospital, Dinsdale Shopping facilities, zoned Aberdeen Primary School.



<b>Land area</b>	819 m <sup>2</sup>
<b>Rateable value</b>	\$475,000
<b>Rates</b>	\$2,800.04

