



398 Hinton Road Hinton, NSW

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Country Living with a Spectacular Rural View.

Uninterrupted rural views surround this prime half acre property. The brick and tile roof home features an open plan central living area with a charming kitchen. It has three large bedrooms with built-in robes and a formal lounge and dining room. The huge enclosed outdoor area is ideal for entertaining, and the property includes a large standalone four car shed, with one bay enclosed.

Located in the rural town of Hinton with the Public School just up the road, makes this a must see. The historic township of Hinton is situated on the Paterson River and is only 10-minutes to Green Hills Shopping Centre and the new Maitland Hospital.

Key features include:

- Formal dining room off the kitchen.
- Large living room has a sliding glass door that leads to the enclosed entertainment area

Price: \$730000

Council Rates: \$439.00 p/q



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NORTH

This floor plan shows a 4-bedroom house with a garage and undercover areas. The layout includes:

- Garage:** 6.0 x 6.0, located at the bottom right, with two car spaces.
- Bedrooms:** Four bedrooms with dimensions 3.5 x 2.4, 2.6 x 3.6, 3.7 x 4.7, and 3.3 x 9.3 (labeled as UNDER COVER AREA).
- Bathroom:** Located near the 2.6 x 3.6 bedroom.
- Living Areas:** A large FAMILY room (orange) and a LOUNGE (6.0 x 4.0) with a fireplace.
- Kitchen:** 4.0 x 3.1, featuring a bar and access to an outdoor area.
- Dining:** 3.0 x 3.3, adjacent to the kitchen.
- Other Features:** L'DRY (Laundry), LINEN, and multiple closets (CLOSET).

SITE PLAN

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.