



### 3 Bertha Street Hill Top NSW

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Set amongst over a quarter acre of sweeping lawns, this well-presented property offers an appealing blend of comfort, simplicity and value. Fronted by a quiet cul-de-sac and backdropped by the leafy, family-friendly Highlands village of Hill Top, this honest home extends an excellent opportunity to first home buyers, downsizers, renovators or astute investors keen to capitalise on the coveted Highlands market. Move in and relax or maximise the rich scope to enhance its appeal with a value-enriched update.

#### Features include:

- Though modest in size, this well-maintained, north-facing home harbours an abundance of natural light, infusing it with warmth.
- Three great bedrooms, all with robes, are serviced by a bathroom with bathtub and separate toilet for family functionality.

**Price** : \$ 791,000  
**Land Size** : 1132 sqm  
**View** : <https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/hill-top/residential/home/6653622>



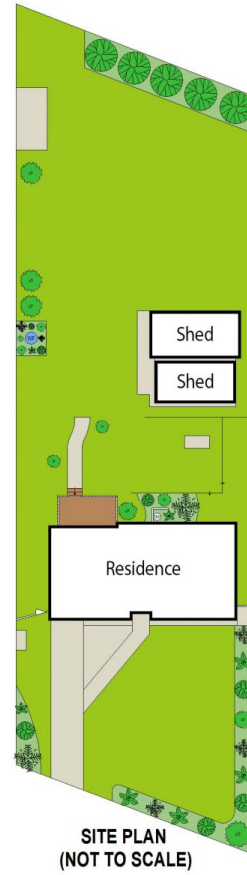
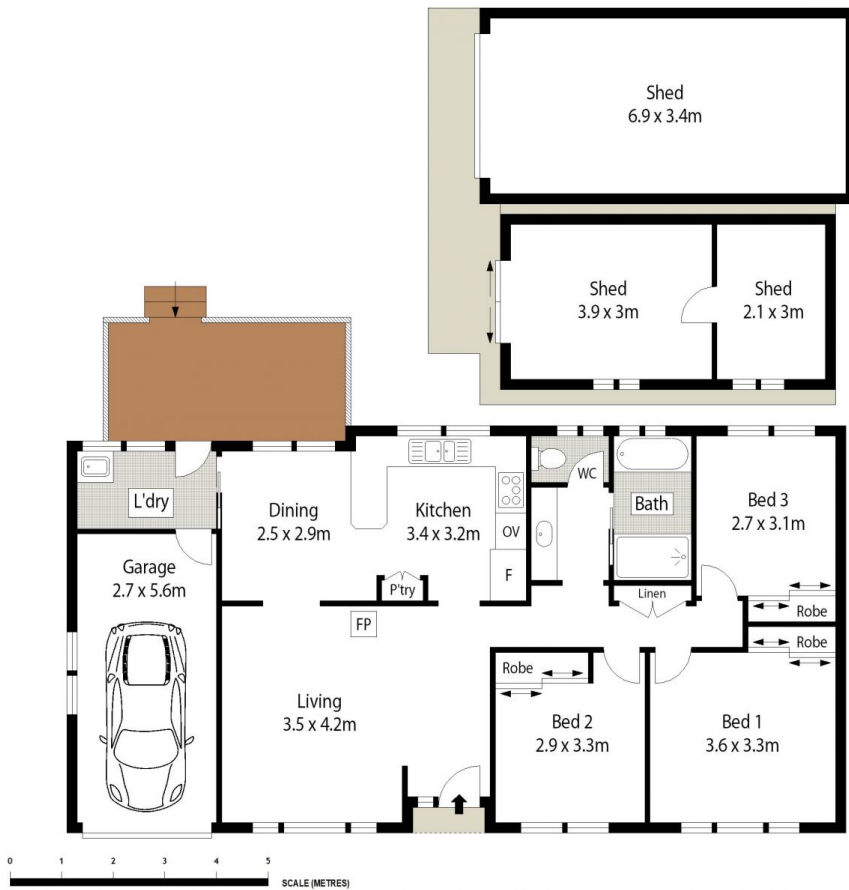
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<https://www.carltonrealestate.com.au>

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**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.

3 Bertha Street, Hill Top

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