



## The Cedars #8

4 Burnt House Hill, Warwick

**US\$900,000**

For those looking to downsize without compromising comfort, Unit 8 at The Cedars offers fully renovated, move-in-ready living in a highly desirable end-unit setting. Surrounded by a shaded private garden, the home feels peaceful and secluded yet is conveniently located in central Warwick.

The light-filled living room centres around a classic fireplace, with a defined dining area leading to a powder room and the fully renovated kitchen. Doors open from here onto a covered patio and garden, perfect for relaxed entertaining.

Upstairs, two well-proportioned bedrooms enjoy private bathrooms. The main bedroom has separate closets, while the guest bedroom features an entire wall of storage. Additional storage on both floors keeps everyday life organised.

The property is fully fenced, and a small pet is permitted. Residents can enjoy a communal pool and spacious grounds, and a location which is close to shops, buses and approximately 15 minutes from Hamilton—an exceptional opportunity for easy, comfortable, low-maintenance living.

The property is currently tenanted and provides a good return.



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### Features

- Bedrooms 2
- Bathrooms 2.5
- SqFt 1,200
- Maintenance \$650 pm
- ARV \$37,200
- Land Tax \$1,094 pa
- Leasehold
- Pool
- Watlington
- Patio
- Well
- PRC, Belonger, Bermudian
- Storage Room
- Parking
- Laundry

### Room Sizes

|                |         |           |         |
|----------------|---------|-----------|---------|
| Kitchen/Living | 14 x 12 | Bedroom 1 | 13 x 14 |
| Living/Dining  | 14 x 26 | Bedroom 2 | 11 x 11 |
| Covered Porch  | 12 x 10 | Storage   | 4 x 7   |

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To the best of our knowledge, the information contained herein is accurate; however, we cannot guarantee that it is correct.

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