

**10 Kanimbla Valley Rd, Mount Victoria, NSW, 2786**



**House For Sale**

Friday, 29 November 2024

10 Kanimbla Valley Rd, Mount Victoria, NSW, 2786

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Adele Colman  
0414876211

## A Terrific Home!

Set on a spacious but not too large 844m<sup>2</sup> block this lovely low maintenance brick home has a lot to offer.

Being an older style brick home it is built on piers not a slab and for those in the know, this is a tremendous advantage over a slab home.

Being raised off the ground with hardwood floors throughout ensures the house will be warmer than a slab house, and the bonus is also under house storage!

Stepping into the home, the first thing to catch the eye is the kitchen/dining/ living area which is spacious and open plan - the kitchen has a breakfast bar and oodles of storage and preparation space!

The windows in all rooms are large allowing for plenty of natural light.

There are three bedrooms, all with built in robes and the bathroom is original and has a groovy vibe with the caramel colour scheme with abstract flowers on the tiles, bit of a step back in time but all perfectly fine as it is.

The gardens are easy care, not too much to do other than a whipper snip and a mow but for a keen gardener there is plenty of scope and just waiting for a creative to work their magic.

To the rear of the property is a large covered entertaining deck with direct access from the living area via a set of lovely French doors.

This property has a lot to offer, so come have a look as these brick houses are very low maintenance which means you will have more time to devote to creating a stunning garden or just kicking back and relaxing!

- Instantaneous gas hot water
- Gas Heating
- Manageable 844M<sup>2</sup> sunny block
- Separate Laundry
- Walk to the train