

**18 Thurlagoona Avenue, Narrabri, NSW, 2390**



**House For Sale**

Wednesday, 20 November 2024

18 Thurlagoona Avenue, Narrabri, NSW, 2390

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## SOLID FAMILY/RETIREE HOME OR INVESTMENT PROPERTY!

Located in a quiet, family-friendly neighbourhood, 18 Thurlagoona Avenue is an affordable brick and tile, flood-free home and is just four to five blocks from local schools, parks, shops, and amenities. The home has several outdoor areas so you can always find the perfect spot to sit and enjoy a cuppa!

Investors: This solid, low-maintenance property would be a fantastic purchase, and until recently was rented for \$600/week, which is an excellent gross return of 7.3%.

Families: At this great price this three-bedroom, two-bathroom home would also suit a family or first home buyer!

Retirees: Perfect home for those who are at the 'travel stage' of life as there is very little ongoing maintenance required at this property. For the more elderly, also perfect, as there are no steps into this secure and private home.

Interested? Keep reading!

- Covered front patio at entrance.
- Spacious lounge room with carpeted flooring, gas heating, and a built-in bar complete with a mirrored tiled wall and skylight.
- The dining room includes a servery window to the kitchen, and glass sliding doors opening to a side alfresco dining area and all-weather access to the garage.
- The kitchen has a great view over the back yard and has vinyl flooring, electric oven, dishwasher and a servery to the lounge room.
- The family room has sliding doors opening onto a private rear courtyard creating a great space for entertaining.
- Great-sized bedrooms! The master bedroom features a wall of built-in wardrobes, and a tiled ensuite with shower, vanity, and toilet.
- Second and third bedrooms are carpeted, and one has built-ins.
- The tiled main bathroom has a bath, shower, and vanity and there is a separate toilet for added convenience on busy mornings.
- The laundry is handily located next to the kitchen, has vinyl flooring and access outside.
- A good-sized courtyard with wooden privacy screening opens off the family room providing a perfect area for barbeques!
- Evaporative air conditioning throughout.
- The backyard also includes a rainwater tank, a garden shed and a clothesline.
- Concrete driveway to lock-up garage.
- The house is above flood-level.
- Rates: \$3493 p/a

This solid home is well-priced at \$430,000 and definitely worth an inspection!

Phone Jenny at KR Property on 0428 492 517 to organise a time.