

**33-35 Station Street, Bogan Gate, NSW, 2876**

**CENTURY 21**

**House For Sale**

Thursday, 21 November 2024

33-35 Station Street, Bogan Gate, NSW, 2876

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Tara Kelly

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## **C21 Central West 6862 1265**

Spacious Family Home on Two Lots in Quaint Bogan Gate

Embrace the peace and quiet of country living!

This charming 4-bedroom property, nestled on a generous approx. 1990m<sup>2</sup> of land, offers ample space for family, gardening, and outdoor entertaining.

Key Features:

Renovated Comfort: Recently renovated with modern touches.

Outdoor Oasis: Large fenced yard, ideal for kids and pets.

Practical Storage: Large sheds for all your needs.

Cozy Winters: Warm up by the fireplace.

Cool Summers: Stay refreshed with the ducted evaporative system.

Modern Kitchen: Brand new rangehood, oven, and dishwasher.

Future-Ready: Brand new flooring in dining area, with the floorboards for the kitchen and hallway at the property ready to be installed and electrical work to be completed.

Convenient Access: Rear lane access for easy entry and exit.

Two Lots on One Title: Plenty of room to expand or subdivide (STCA).

Bogan Gate: Your Peaceful Country Retreat

Located just 30km west of Parkes, Bogan Gate offers a tranquil lifestyle with easy access to essential amenities. Enjoy the friendly community, newly renovated local pub, free camping grounds, and a small school.

Don't miss this opportunity to own a piece of country paradise!