

**5 Loughnan St, Coolamon, NSW, 2701**



**House For Sale**

Thursday, 31 October 2024

5 Loughnan St, Coolamon, NSW, 2701

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Great Value and Location

Nestled in the heart of the rural town of Coolamon, 5 Loughnan Street presents an outstanding opportunity for families seeking the perfect blend of comfort and convenience. This charming 3-bedroom residence, set upon a generous 1012 square metre plot, offers ample room for both indoor living and outdoor enjoyment.

Upon entering, you are greeted by a warm and inviting atmosphere, accentuated by the well-sized bedrooms, all equipped with ceiling fans and ducted air conditioning to ensure a pleasant retreat in any season. The home also boasts a reverse cycle air conditioning unit and a large wood fire, providing year-round comfort for your family.

The updated kitchen, boasting a modern style, comes fitted with quality gas cooktops and a dishwasher, meeting the demands of family life with ease. The attached double carport, complete with extra storage space, is perfect for safeguarding your vehicles and stowing away those extra 'toys' that come with family living.

Outside, the expansive land offers endless possibilities, including space for a potential shed (STCA), further enhancing the property's appeal. With rear lane access and only a short stroll to Coolamon's charming main street, this home perfectly combines the allure of country living with the convenience of urban amenities.

5 Loughnan Street is more than just a house; it's a family home waiting to be filled with new memories. Offering superb value and potential, it is an opportunity not to be missed.

Rates: \$1,381.50 p.a.

Land: 1012 sqm