

55 Martin Street, Coolah, NSW, 2843

House For Sale

Tuesday, 14 January 2025

55 Martin Street, Coolah, NSW, 2843

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Shelley Piper
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Renovation Underway – Seeking a New Project?

Looking for an affordable Coolah Home?

This ideally situated home is conveniently located in a quiet area on Martin Street - one of Coolah's premier Streets. No need to drive to the shops either, as the home is a very short walk to Coolah's main shops which includes an IGA, hardware store, post office, hotels, craft shops, cafes, bakery, a doctors surgery, and hospital.

This very well situated home was acquired a few years back with plans for renovation. Our vendor has since changed their plans and is now looking to relocate. Significant progress has already been made, but we are in search of a motivated buyer who is eager to complete the project and infuse their own style.

This property certainly has a solid foundation! The home features hardwood floors throughout, two established bedrooms, with a third currently in progress, which could potentially be utilised as a granny flat with it's own private, external entry from the front porch, and an internal door. The large open-plan living area at the front of the home leads to a covered outdoor space at the rear, perfect for alfresco living.

Set on 1,410 sqm, the backyard is well-fenced and includes a rear lane entrance along with a lockup, concrete floored garage and open shed. Ready to move in!

Coolah is a vibrant rural community located in Central West NSW, conveniently situated within driving distance to larger centres such as Mudgee, Dubbo, and Gunnedah, and just four hours from Sydney.

Contact one of our local Coolah team of licenced agents at Piper Real Estate to arrange your inspection:
Shelley Piper - 0429 771 031, Amber Courtney - 0477 550 131, Ann Rumbel - 0429 771 026

The information & figures contained in this material is supplied by the vendor and is unverified. Potential Buyers should take all steps necessary to satisfy themselves regarding the information contained herein.

Features

- Fully Fenced
- Outdoor Entertainment Area
- Shed
- Rear lane entry
- LPG Gas connection to lounge/dining
- Wood combustion heater in lounge/dining
- Gas/Electric oven
- Air conditioner to lounge/dining
- Wood burning convection heater to lounge/dining
- Ceiling fans to lounge, dining, & bedroom
- New rewired modern lighting and electricals
- Walk in storage space/wardrobe/en-suite conversion off 2nd bedroom
- Island kitchen bench
- USB powered power-points
- XL-Tastic 4-burner ceiling heater/light/extraction fan to bathroom
- Approximately 15,000 litre rainwater tanks & electric pump, plumbed to house
- 2nd toilet in laundry