

**80 Montefiores St, Montefiores, NSW, 2820**

**Raine&Horne.**

**House For Sale**

Friday, 13 December 2024

80 Montefiores St, Montefiores, NSW, 2820

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Gary Francis

### **Move-In Ready with 3rd Bedroom Option**

Nestled in the sought-after area, this appealing property offers exceptional value and a unique opportunity.

This classic home does offer the potential to tweak the decor further, however its ready to move into with most of the hard work already done leaving you free to enjoy its many charms.

Designed for low-maintenance living the home has two generously sized double bedrooms plus a rear sunroom that could be easily adapted into a third bedroom, a comfortable lounge room, tiled dining area that connects seamlessly to a stylish modernised kitchen with a breakfast bar.

The bathroom is another highlight with its deep bathtub with overhead shower, period pedestal vanity & w.c. It has been nicely modernised with the potential to make it spectacular.

Perfectly positioned, this home is just a short stroll from Bi Centennial & Teamsters park, tennis courts, the iconic Lion of Waterloo Hotel/Restaurant and the picturesque Macquarie River.

Completing the package is a lock-up garage with a workshop area, split system air conditioning, natural gas connection with instantaneous hot water while established low-maintenance gardens enhance the property's overall appeal.

This is a rare opportunity to gain a foothold at an affordable price in a popular location and ideal for first home, investor & those wishing to downside, buyers.

Contact Gary Francis on 0428 495 830 to arrange you private viewing and further details.

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