

109 Edwards St, Coonabarabran, NSW 2357

Auction

House 3  1 



## VENDOR INSTRUCTS TO SELL !

NOW A PUBLIC AUCTION ...

\*\*\* This home has attracted exceptional interest and record demand & multiple offers have been received .Due to this overwhelming response the vendor has instructed that the property will now go to public Auction .

Price Guide: \$110,000 TO \$125,000

Terms :

10% deposit

No offers prior to Auction

Auction is ON SITE

Open for Inspection

By Appointment.

This is a solid 3-bedroom home and offers the perfect opportunity for first-time buyers, savvy investors, or keen renovators looking to break into the market. With great bones and a functional layout, this property is a true blank canvas and ready for your creative touch.

\* Basic kitchen,& Lounge

\* 3 bedrooms, no floor coverings

\* Bathroom,separate toilet, linen cupboard

All are awaiting transformation with a blank canvas to work with.

Spacious fully fenced yards offer room to move, with garden sheds, some established lawn, and plenty of scope for landscaping or outdoor entertaining.

Roll up your sleeves and bring your vision, this little renovator has all the makings of a great home or investment.

Don't miss your chance to make it your own!

Open House : Friday 31st October \* 12pm to 12.30pm and Thursday 6th November \*11am to 11.30am

Private inspections by appointment .

Contact Jane McWhirter 0428422255 [jmcwhirter@dcco.com.au](mailto:jmcwhirter@dcco.com.au)

### Listed By

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