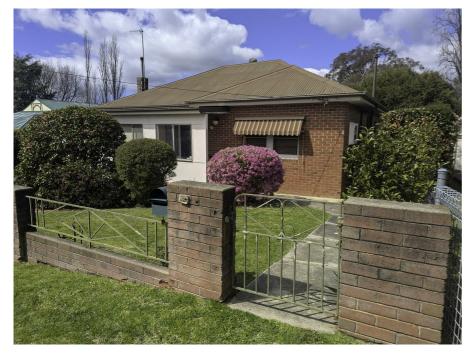
## 12 Clunie Ave, Tumut, NSW 2720

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Solid two bedroom cottage, walking distance to main street

Centrally positioned in one of Tumut's premier enclaves, just one block from the main street, this charming 1950's double brick home presents a host of quality features.

**Open for Inspection** 

By Appointment.

Separate lounge and dining rooms provide adequate space for furnishings, include wood heating and split system air conditioning.

An adjacent eat-in kitchen comprises an L shaped configuration with timber laminate cabinetry and a freestanding electric stove.

Two sizeable bedrooms would comfortably accommodate a queen sized bedroom suite and include timber wardrobes.

A light-filled sunroom is located at the front of the home and has previously been utilised as an art studio, but could also be configured as a home office.

A second sitting area is located at the rear of the home, connecting the kitchen and laundry areas and providing rear yard access.

The updated bathroom features a shower, ample vanity storage and an inclusive toilet.

The large block features established cottage gardens, fruit trees and an expansive lawn area.

Additional features include: Internal laundry with second toilet Mobility rails fitted Remote lock-up garage and additional carport Covered area for trailer or boat storage Garden shed

Situated just one block from the main street, conveniently located within walking distance to local amenities, this home would present the ideal opportunity for someone seeking a long-term tenancy in an unrivalled location.

## **Listed By**

Ray Piper

Phone: (02) 6947 6777 Mobile: 0458 476 713



Listing Number: 3501977