

**22 Yalcogrin St, Gulargambone, NSW 2828**

**\$190,000**

House 3  1  1 



## Village Lifestyle

BEYOND Twenty One Real Estate welcomes this much-loved 3-bedroom cottage to the market. Perfectly combining warmth, character, and convenience. Nestled on a fully fenced block with well-maintained yards, this delightful home is well position, just moments from local amenities.

### Property Features:

- ~ Spacious lounge ideal for relaxing or entertaining
- ~ Dedicated dining area for family meals and gatherings
- ~ Well-appointed kitchen with plenty of storage and natural light
- ~ Three comfortable bedrooms with room for the whole family
- ~ Secure garage for parking or storage
- ~ Well-kept gardens offering space for kids, pets, and outdoor living
- ~ Fully fenced yard ensuring privacy and peace of mind

Whether you're a first-home buyer, investor, or looking to downsize, this charming cottage has been lovingly cared for and is ready for you to move in and make it your own or start your investment portfolio.

### Open for Inspection

By Appointment.

Potential buyers should take all steps necessary to satisfy themselves regarding the information contained herein.

### Listed By

Katherine Gaff

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Listing Number: 3503604