

45 Kelly St, Tocumwal, NSW 2714

Sold - 5/06/2024

House 3  2  1 



## Discover The Timeless Cottage Charm

Enduring elegance and flare this lovely 3 bedroom home located in the heart of Tocumwal, flanking the banks of the Murray River. In the last few years this home has been repainted with new carpets and floating flooring installed throughout the living areas, making it the perfect turn-key property for a range of buyers, from the family home buyer, investor & retiree.

**Open for Inspection**

By Appointment.

Upon entering the home, you are welcomed into a spacious open plan kitchen and living area bathed in natural light, providing the perfect space for entertaining guests or spending time with loved ones. The home also features a second large living room, providing additional space for relaxation or entertainment.

Heating and cooling are provided throughout ensuring year-round comfort, plus a natural gas heater for those cosy winter nights.

Outside, the well-established and shady gardens provide the perfect space for outdoor entertainment or relaxation. With nothing much to spend, this property is a rare find and won't last long on the market.

Located in beautiful Tocumwal, this home is perfectly positioned to take advantage of all the town has to offer.

- Boutique Shopping & Local Produce
- 36 Hole Golf Course & Bowls Club
- Endless Murray River Activities
- Strong Aviation Clubs
- Abundance of other hobbies & clubs

Book an appointment today to secure your chance to own this stunning property.

### Listed By

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