Davidson Cameron & Co
174 Conadilly Street,
Gunnedah NSW 2380

6 Clarke St, Coonabarabran, NSW 2357

Sold - $318,000

House 3 1















Quiet Comfortable Cul-de-Sac Living

This well presented three bedroom home at 6 Clarke Street offers comfortable, energy efficient living with an extensive list of recent upgrades. Positioned in a quiet cul-de-sac and close to the town centre and sporting grounds.
The exterior of the home has been freshly painted, providing a neat and well maintained street presence.
Internally, the home was freshly painted less than a year ago prior to the current ownership, with some rooms recently refreshed again, giving the home a bright and clean feel throughout.
All three bedrooms are well sized, with the master bedroom featuring a built in wardrobe, ceiling fan, blockout curtains, split system air conditioning and a new external blind for added comfort and privacy.
The home includes a newly renovated bathroom and a separate toilet for convenience. New heaters have been installed in both the kitchen and bathroom.
Electrical upgrades have also been completed, including significant rewiring and the installation of a new power board.
Security has been thoughtfully upgraded with new security screens to all windows, a CrimSafe security front door and security cameras.
Climate control is well catered for with ceiling fans in the master bedroom, bedroom three, lounge and dining areas. New Panasonic split system air conditioners have been installed, including a 2.5 kW system servicing bedrooms one and two, and a 5 kW system in the lounge and dining area. A gas bayonet is also connected in the lounge for a portable gas heater.
The property is fitted with a Pristine Water filtration system connected to the kitchen. The system is plumbed and powered for a future water tank installation, with power already in place for a water pump.
Sustainability is a standout feature, with a 6.5 kW Sigenergy hybrid solar system paired with a 10.76 kWh battery. The hybrid setup allows the home to generate solar power and charge the battery during daylight hours, including during grid outages.
Outside, the rear deck provides a relaxed space for entertaining or unwinding. The fully fenced yard features Colorbond fencing, established gardens, productive vegetable gardens created using upcycled materials, a 3 m x 3 m garden shed, a 1.5 m x 2.3 m chicken enclosure and a new large cat enclosure. Off street parking is provided via a shade sail.
A building and pest inspection completed approximately one year ago is available and may be provided to potential buyers.
A well maintained and thoughtfully upgraded home offering comfort, security and sustainability, ideal for owner occupiers or investors alike.

Open for Inspection

By Appointment.

Key Features
• Three generous bedrooms, master with built in wardrobe
• Quiet cul-de-sac location
• Freshly painted exterior

Listed By
Jane Mcwhirter

Mobile: 0428422255

Jenah Davis

Mobile: 0409511913

Listing Number: 3535394

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.