

60-62 Vermont St, Barooga, NSW 3644

\$440,000

House 3  1  2 



## Warm & Inviting with Development Appeal

Positioned on a substantial 2,023m<sup>2</sup> (approx.) corner allotment in the heart of Barooga, 60–62 Vermont Street presents an outstanding opportunity for first home buyers, savvy investors, and developers alike.

This updated three-bedroom cottage blends classic charm with modern comfort. Inside, you'll find a refreshed interior offering a functional floorplan, light-filled living spaces, and a well-appointed kitchen and bathroom designed for easy everyday living. It's move-in ready, yet still offers scope to personalise or further enhance over time.

The true highlight is the expansive corner block. With approximately 2,023m<sup>2</sup> of land, the possibilities are endless (STCA) whether you're considering subdivision potential, future development, or simply enjoying the space and privacy of a large parcel.

Located in sought-after Barooga, close to local amenities, schools, and the Murray River lifestyle attractions, this is a rare chance to secure space, versatility, and future growth in one compelling package.

**Open for Inspection**

By Appointment.

### Listed By

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