

95 Cassilis St, Coonabarabran, NSW 2357

\$390,000

House 4  2 



### 3 Bedroom Home with Detached 4th Room & Bathroom

Prime Location

\* Currently tenanted with vacant possession available in May

Ideally positioned in a prime location close to the hospital, aged care facilities, local schools, and the town centre, this well presented three bedroom home offers comfortable living with the added bonus of a detached 4th room complete with its own bathroom. Providing excellent flexibility for guest accommodation, a teenager's retreat, or workspace, this property presents a fantastic opportunity for first home buyers, investors, or those seeking space and versatility.

This is a property that offers immediate liveability while also presenting scope for further improvements to enhance value over time.

Key Features:

- Three bedroom home plus detached 4th room with its own bathroom
- Prime location close to hospital, aged care, schools, and town centre
- Fully fenced yard
- Two separate living areas providing flexibility
- Timber flooring and carpet throughout
- Cosy wood heater in main living area
- Functional kitchen with good storage and bench space
- Main bathroom plus second toilet located in the laundry
- Large shed offering excellent storage or workshop space
- Covered carport providing sheltered vehicle accommodation
- Well suited to first home buyers, investors, or families

\* Rates \$2900 approx Block size 985 sqm

For your inspection please contact

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Open for Inspection

By Appointment.

#### Listed By

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