

# 1 Newell Avenue, Gunnedah, NSW 2380



## House For Sale

Tuesday, 30 January 2024

1 Newell Avenue, Gunnedah, NSW 2380

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 697 m2

Type: House



Ben Hennessy  
0408111678

**\$425,000 - \$450,000**

This spacious brick residence is suitable for a large family or an astute investor offering four generous bedrooms and spacious internal and external living areas. This comfortable and well-presented property is ideally suited for family buyers with the second living area perfect for a parents retreat or kid's rumpus and great rear patio in the privately fenced backyard. A great property for astute investors to add to the portfolio with expected rental returns of \$500-\$520 per week and low vacancy rates continuing in the Gunnedah market. • Large kitchen-dining complete with dishwasher, ample bench space and storage • Four bedrooms and two bathrooms for ample living space • Two expansive living areas and a separate dining room • Equipped with evaporative air-conditioning, split system air cons and a gas point for heating • Paved and private covered back yard entertaining • Fenced yard and a single lock-up garage drive through access to backyard • Ideal investment property with potential rental yield exceeding 6% Well presented and priced for immediate sale, this property will be sure to attract attention from home buyers and investors alike. Contact Hennessy Real Estate on 6742 3001 to secure this property today!