

11 Cross Street, Attunga, NSW 2345



House For Sale

Thursday, 16 May 2024

11 Cross Street, Attunga, NSW 2345

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 1012 m2

Type: House



Stuart Southwell

0488923988

Auction Guide \$340,000 - \$360,000

Auction Location: Online Timed Auction Behind a white picket fence in the quiet suburb of Attunga, this charming three-bedroom cottage with secure 10m shed, is the perfect place to escape the city, while still enjoying its conveniences. Surrounded by mature, leafy trees, it offers a peaceful retreat, ideal for unwinding and embracing a slower pace of life. The covered front verandah is large enough for alfresco living, and the entry inside is via a gorgeous wrought iron door. Upon entering, you'll find the interior well-kept and colourful, with a lively ambiance and plenty of light throughout. A cosy lounge room is equipped with a fan, air-conditioner and fireplace for maximum comfort, while the adjoining kitchen is large with abundant storage and bench space. There is also a dining room with glass sliding doors leading to the huge yard, with space for gardening, pets and children. Each of the three plush carpeted bedrooms offers a peaceful retreat, and two impress with built-in storage. The family bathroom has a separate bath and modern shower, as well as a water closet and laundry area. Completing this property is a carport and a large steel shed, equipped with additional storage—ideal for projects or a transformation into a creative studio space.

- Cute and cosy cottage on a large block, perfect for those who want to escape the city- Large covered front veranda, featuring an elegant wrought iron screen door- Cosy lounge room with plush carpet, a fan, air-conditioner and sweet brick fireplace for year-round comfort- Large kitchen with a ton of storage, plenty of bench space and nearby dining room- Three plush carpeted bedrooms, two boasting an entire wall of built in storage- Large family bathroom with a separate bath and shower as well as a water closet and laundry with storage and outdoor access- Large, well-kept yard with plenty of mature trees- Carport and double garage with additional storage, perfect for projects or even a studio- Great country location, with an effortless 20-minute commute into Tamworth CBD

This charming property is a fantastic opportunity to enjoy a peaceful lifestyle whilst being situated within just 20 minutes from the city of Tamworth, perfect for commuters. In Attunga, you'll enjoy the best of country living with a friendly community. Essentials are covered with a primary school, supermarket and post office, hotel and sports ground all just around the corner. For weekend adventures, head to the Attunga State Forest, a renowned spot for hiking and camping. And if you're ever searching for something more, Tamworth's amenities and attractions including shopping, dining and entertainment are easily within reach.

Rates \$1,213.55 PA
Rental Estimate \$370 per week
Online Timed Auction closing 1pm Thursday 6th June 2024
<https://buy.realtair.com/properties/131023>
Offers highly considered prior.