

**12 Bavaria Street, Tolland, NSW 2650**

**House For Sale**

Friday, 24 May 2024

**MACARTHUR**

REAL ESTATE

12 Bavaria Street, Tolland, NSW 2650

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 705 m2**

**Type: House**



Greg Chamberlain  
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**\$495,000**

This three-bedroom brick home is located on a 705m<sup>2</sup> allotment, has just undergone a full renovation top to toe and would make a wonderful first home or fantastic addition to your investment portfolio. Close to shops, transport, parks and a short drive to the CBD. - From the moment you step inside you are greeted by the large entry way - Spacious formal lounge and dining area located at the front of the home as well as a second big open plan living, kitchen, sunroom and study nook area towards the rear- The kitchen features gas cooking, dishwasher, breakfast bar and an abundance of cupboards- Comprising of three bedrooms, two with built in robes and the master with a built in dresser - Updated main bathroom has everything you need with twin basins, shaving cabinet, bath, shower and separate toilet for convenience - Contemporary tones continue to flow through to the generous laundry with external access to the expansive back patio area- Multiple reverse cycle split systems present around the home as well as gas bayonet heaters- With fresh paint, new blinds, new flooring plus a new kitchen, bathroom and laundry all completed you don't have to do anything except move in and unpack your bags - Single garage with drive through access to the rear backyard that features two sheds and low maintenance yard - Potential rent \$440.00 - \$480.00 per week in the current market Don't miss your chance to call this neat and tidy place, your new home. Call to book an inspection today! Council Rates: \$1,872.60 per annum\*All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.