

**12 Fern Street, Quirindi, NSW 2343**



**House For Sale**

Sunday, 26 May 2024

12 Fern Street, Quirindi, NSW 2343

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 809 m2**

**Type: House**



One Agency Liverpool Plains  
0257406060



Liz Morris  
0257406060

**\$360,000**

This property presents a great first home opportunity with a neat and tidy three-bedroom home. Boasting an inviting wood fire, the open-plan design offers an airy atmosphere with sliding doors that lead out to an entertainment area overlooking the spacious backyard. The hobby enthusiast will be delighted by the large 6x8.8m Colorbond shed, which includes a separate storage area at the back with side door access. Additionally, the large garden provides ample space for outdoor activities, while the existing dog kennels ensure your fur babies feel right at home. This charming abode is perfect for those looking to start their homeownership journey. The external features of this property only add to its appeal. The double carport provides ample covered parking space for two vehicles, ensuring protection from the elements. The inclusion of gates enhances security, making the front yard fully fenced and secure. This feature is particularly beneficial for families with young children or pets, providing peace of mind while they play safely within the boundaries. The combination of these elements creates a well-rounded property that caters to a wide range of needs, from storage and security to functionality and comfort. Location is another standout feature of this property, offering convenient proximity to essential amenities. It is situated close to the local pre-school, primary, and secondary schools, making daily school runs effortless for families. The main street, just a short distance away, is home to a variety of services including doctors, a chemist, pubs, cafés, hair dressers, and a Super IGA for all your grocery needs. This location ensures that everything you need is within easy reach, enhancing the overall lifestyle and convenience for the residents including a nearby train station. If you are looking to purchase for investment, this property would lease in the vicinity of \$380pw in today's market. The rental demand in this area remains strong, driven by its exceptional amenities, secure and spacious living environment, and close proximity to schools and essential services. Such features make it an attractive option for potential tenants, ensuring a steady rental income and a solid return on investment.