

**12 Mookin Street, Tucabia, NSW 2462**



**House For Sale**

Wednesday, 8 May 2024

**12 Mookin Street, Tucabia, NSW 2462**

**Bedrooms: 3**

**Bathrooms: 1**

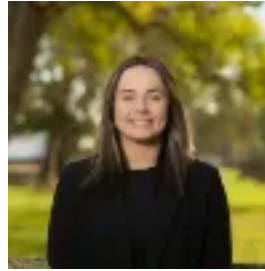
**Parkings: 2**

**Area: 612 m2**

**Type: House**



Jake Kroehnert  
0411321920



Tayla Lavender  
0422260192

## SALE

**\*Building & Pest Inspection Reports Available Upon Request\***Introducing the charming 12 Mookin Street, nestled in the serene town of Tucabia. This delightful home offers a rare opportunity, as properties in this tranquil area rarely come to market. Perfectly positioned, it is just a short 15-minute drive to the bustling Grafton CBD and only 5 minutes from the quaint Ulmarra CBD. This well-appointed property features three generous bedrooms, each equipped with built-in wardrobes. The heart of the home is the open plan kitchen and dining area. The kitchen is a cook's delight, boasting ample bench space and a modern gas stove, ideal for preparing meals and entertaining guests. Adjacent to the kitchen, you will find a formal living space that exudes warmth and charm, complete with an air conditioner for those warmer days and a cosy fireplace for chilly evenings. Please refer to the floorplan provided for an understanding of the layout. Outside, the home continues to impress. A carport is conveniently attached to the house, complemented by an entertaining area that invites you to host memorable gatherings. Additionally, there is a small outdoor sitting area at the front of the house, providing a peaceful spot to enjoy your morning coffee or unwind after a busy day. The property also features practical outdoor buildings, including garden sheds and a storage room, offering ample space for tools and outdoor equipment. Notable features include:- 612m<sup>2</sup> block (approx.)- 3 bedrooms- 1 bathroom- Air-conditioning- Fireplace- Single carport and store room- 14 panel solar system- Rental appraisal \$400 - \$420 per week 12 Mookin Street, Tucabia, is more than just a house; it is a home that offers a blend of comfort, convenience, and the charm of country living. Don't miss out on this exceptional opportunity to own a piece of this peaceful community. Contact The Jake Kroehnert Team from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection. Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.