

**131 Abelard Street, Dungog, NSW 2420**



**House For Sale**

Wednesday, 6 March 2024

131 Abelard Street, Dungog, NSW 2420

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1201 m2**

**Type: House**



Jemma Casserly  
0456063397

## Contact Agent

Calling all first home buyers, investors or those looking to downsize. Here we have a lovely three bedroom cottage situated on a 1201 sqm block with secure parking. A large machinery shed with 2 car bays, workshop and a carport for added convenience, plenty of space for your campervan, boat or trailer. Inside, you'll find high ceilings and a cozy living room with a combustion fireplace, perfect for those chilly winter nights. A kitchen equipped with modern appliances, gas cooking and breakfast bar. The open plan dining features an original vintage wood fuel stove and connects to the verandah and outdoor entertaining deck. The bathroom boasts a large corner bath and separate shower with an additional second toilet outside. There are three good sized bedrooms, two with built-in robes and all with plush carpet. Outside you will find a fully fenced, secured backyard for your family and pets, along with gardens and established trees. Features include: • Lounge room with combustion fireplace • Open plan kitchen & dining • Kitchen with gas cooking, dishwasher & breakfast bar • Bathroom plus external powder room • Laundry with plenty of storage • 3 bedrooms, 2 with built in robes • Ducted air-conditioning & ceiling fans • Fully insulated ceiling and walls • 2 bay shed 12m x 7m with workshop & carport • 8.8kw solar system • Large 1201sqm block • Central location, within walking distance to schools, shops & cafes. Dungog is a beautiful historic town by the Williams River, offering an abundance of boutiques, cafes, galleries, schools, a train station, hospital and all your essential services. This property is located in a quiet neighborhood and offers the perfect blend of comfort and convenience. Don't miss out on the opportunity to make this house your new home. To find out more information, please call Jedda Casserly on 0456 063 397. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.