

**16 Mooloobar Street, Narrabri, NSW 2390**



**House For Sale**

Wednesday, 17 January 2024

16 Mooloobar Street, Narrabri, NSW 2390

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 2049 m2**

**Type: House**



Carla Baxter

**\$398,000**

CARLA BAXTER REAL ESTATE has the pleasure of listing for sale this majestic tri-level three-bedroom brick and weatherboard home in Narrabri West set amidst 2049sqm with Narrabri Lake Frontage. Located within walking distance to the Wilga Hotel, Post Office, School, Park and Walking Track this property offers comfort, convenience and a peaceful outlook offering something for the entire family to enjoy! Featuring: UPSTAIRS- Patio with feature glass door entry- Foyer/hallway with carpet, pendant lighting and staircase providing access to upstairs and downstairs from the entry level- Evaporative air conditioning - Lounge room with carpet floor coverings and glass sliding doors opening onto the balcony including gas heating, fan assist wood fire, built-in bookcase and split system air conditioner- Dining room with carpet flooring open plan to the kitchen and lounge room with pendant lighting and glass sliding doors opening onto the balcony- Well-appointed kitchen with vinyl flooring including electric wall oven, bench top hotplates, dishwasher, appliance cabinetry, overhead display cabinets, pantry and breakfast bar- Spacious master bedroom with carpet floor coverings and built-in wardrobes- 2nd bedroom with carpet floor coverings and built-in wardrobes- 3rd bedroom with carpet floor coverings - Tiled bathroom consisting of shower, bath vanity and toilet DOWNSTAIRS- Rumpus/family room - Study/sewing/storeroom or guest bedroom with built-in storage- 2nd bathroom consisting of shower, toilet and hand basin- Separate laundry to rear - Sunken workshop area with concrete floor and power with outdoor access IMPROVEMENTS- Established lawns and gardens- Dual entry driveway allowing for easy access- Rainwater tank- Garden shed- Double carport- Solar panels This spacious family home is well worth inspection and offers affordable beginnings and loads of potential! Don't miss the opportunity to take up residence in this great family home or ideal investment property! For further particulars or to arrange an inspection contact the selling agent.