

# 16 Outer Crescent, Bowenfels, NSW 2790

## House For Sale

Thursday, 24 August 2023

16 Outer Crescent, Bowenfels, NSW 2790

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 474 m<sup>2</sup>

Type: House



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**\$475,000**

This charming four-bedroom cottage is centrally located in Outer Crescent and has everything that you are looking for in a home. With good sized bedrooms, a modern eat in kitchen and a tidy bathroom, there is more than meets the eye here. Well-kept and beautifully presented throughout, this neat timber clad home is move in ready and perfect for an owner occupier or investor. With a proven rental history, and easy access to local amenities and the highway, this is a desirable opportunity not to be missed. Features include:

- Bright modern kitchen with eat-at island, dishwasher, great bench space and storage.
- Cosy central heating.
- Split system air conditioning in multiple areas.
- Spacious internal laundry.
- Tidy bathroom with floor to ceiling tiles, bathtub, shower, vanity storage and separate toilet.
- Multiple garden sheds.
- Easy care low maintenance backyard
- Lock up garage/workshop.
- Enclosed double carport
- Attractive curb appeal with established gardens, well-manicured lawn, enticing entry path and covered porch.
- All on a good sized approx. 474.8 m<sup>2</sup> block

Perfectly located close to the hospital, town, schools and parks, with mountain vistas, magnificent sunrises and sunsets and perched on the edge of Farmers Creek and surrounding bushland, this property is truly a must to see. Within minutes to popular tourist attractions, an easy 20 minute commute to Mount Victoria, and within 2 hours to Sydney truly make this the perfect investment or lifestyle choice. Please contact our office to arrange an inspection. (02) 63522442. Disclaimer: HR Realtors & Lifestyle Property Specialists believe that all information contained herein be true & correct to the best of our ability & in no way misleading; however, all interested parties are advised to carry out their own enquiries and relevant searches. The price of this property is listed in Australian Dollars (AUD) at the beginning of this description, and that should be used as a price guide for this property.