

# 17 York Street, Marrar, NSW 2652

## Sold House

Monday, 22 April 2024

17 York Street, Marrar, NSW 2652

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 422 m2

Type: House



Adam Humbert  
0269233200

**\$200,000**

\*Let us show you this property. Please contact agent for your private inspection. A Marrar gem that can be utilised for multiple purposes. Featuring a heritage frontage, this property is currently set up for residential living featuring a combined kitchen & living space & 1 bedroom with ensuite bathroom. There is a nice sized outside alfresco area overlooking the secure & well maintained yard ideal for pets, 2 well sized garden sheds, solar hot water, updated septic and rear lane access with a covered carport with a 2nd carport with roller door from the front. Included in the sale is a quality, previously registered caravan featuring a double bed, air con/heating & shower. This has been utilised as guest quarters for visitors, as an added bonus a long list of white goods & furniture is included with property sale. Marrar is located just 12 minutes drive from Coolamon, 21 minutes from Junee & 27 minutes from Wagga Wagga offering an affordable & comfortable option for someone looking for villa/unit living with a manageable yard & the peace and quite that comes with village living, act quick to avoid disappointment.\*white goods & furniture can be removed if the buyer does not require the goods \*Floor plan available upon request Disclaimer: We have obtained all information in this document from sources we believe to be reliable, however we cannot guarantee its accuracy. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained herein. Prospective purchasers are advised to carry out their own enquiries to verify the information contained in this document