

# 18 Cunningham Street, Bingara, NSW 2404

## House For Sale

Wednesday, 13 December 2023



18 Cunningham Street, Bingara, NSW 2404

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 809 m2

Type: House



Amanda Coddington

**\$350,000**

If you are looking for the perfect brick home ready to make your own then look no further! This home is excellent for someone looking to purchase their first home, an investment or even to retire in, with a low maintenance yard and walking distance to the centre of town. The home features 2 good sized bedrooms with a sunroom that you could easily make a 3rd bedroom with built in robes. The living room has been recently freshly painted and offers a split system air conditioner and ceiling fan. Walking through the lounge room you come into the freshly painted kitchen and dining area. The kitchen is all original and has ample storage including a pantry. The bathroom is fully functional and spacious with a shower, basin with cupboards and shelves and toilet. There is also an internal laundry off the sunroom. The yard boasts 3x sheds, an aviary, a 1.5 space carport off the side of the house with drive through access, a tiled front verandah, ramps for wheelchair access at both the front and back doors, and various fruit trees such as Orange, Fig, peach and a grape vine. Save on your utilities with the solar panel system on the roof and by using the bore in the backyard. A must to inspect! Contact CountrySide Property Group on 6703 2900 to arrange your inspection. Bingara boasts the local services such as Bingara Central School which caters for students from K-12, Bingara Preschool, local shops, pubs & RSL. The town also has a local hospital, medical centre and aged care facilities. There is a fantastic opportunity to learn to ride horses along the Gwydir River on trail rides. The Gwydir River has amazing fishing spots as the local hatchery have been restocking the river for the past 2 decades with Yellow Tail Perch and with the Murray Cod on the other side of your rod is sure to keep you happy. The town also hosts recreational facilities such as, polocrosse, races, pony club, camp drafts and many other community events that support local families. The Bingara Sporting Club also offers 2 bowling greens, 9 hole golf course, 1 squash court, tennis courts and a small gym. Other local places around to explore are: • Copeton Dam • Sawn Rocks National Park • Monroe State Forest • Bingara State Forest • Cranky Rock Reserve • Mt Kaputar • The Glacial Site A great place to live, put your feet up and relax on weekends as well as raising a family And much more... Disclaimer: Any and all information given has been provided to CountrySide Property Group Pty Ltd by a third party and cannot guarantee or warranty any information given. Any potential purchaser is encouraged to conduct their own research also.