

188 Merton Street, Boggabri, NSW 2382



House For Sale

Thursday, 9 November 2023

188 Merton Street, Boggabri, NSW 2382

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 1012 m2

Type: House



Kim Rozendaal

\$310,000

This charming three-bedroom, weatherboard home offers a comfortable and convenient lifestyle for its future owners. Situated on a generous 1012 sqm land area, there is plenty of space for outdoor activities, gardening, or even expanding the property in the future. A double garage provides ample parking space for two vehicles, ensuring convenience and security. • Weatherboard home on brick piers with a tile roof. • There is a front patio perfect for entertaining that opens onto a spacious entry area with lovely cypress floorboards and 10ft ceilings. • A formal, lounge room comes with a split/system, an overhead fan, a gas outlet and evaporative air-conditioning throughout. • Open plan kitchen and dining room has polished cypress floors, a breakfast bar, and a free-standing wood fire with access to the back yard. • Bedroom 1 is carpeted with built-ins and a ceiling fan. • Bedroom 2 is also carpeted with built-ins. • Bedroom 3 or office/sunroom has louvred windows and cypress flooring. • Large laundry with vinyl flooring and a separate second toilet. • The bathroom is tiled with a vanity, toilet, and shower. • Fenced backyard with established trees, clothesline, a rainwater tank and garden shed. • Double garage on a slab with power + single carport, and woodshed. • Rates are *\$2,492 pa. The property's location on Merton Street offers easy access to local amenities, schools, and shops and Boggabri's friendly community and peaceful surroundings add to the appeal of this property. Priced at just \$310,000, this is an excellent opportunity for buyers to secure a home or investment property at a competitive price. For more information or to arrange a private inspection, please contact our friendly sales team today.