

# 195 Wynyard Street, Tumut, NSW 2720

## House For Sale

Tuesday, 14 May 2024

195 Wynyard Street, Tumut, NSW 2720

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1012 m2

Type: House



Jed Masters

0417274977

**\$525,000**

Positioned high on Wynyard Street and offering an elevated aspect of the picturesque surrounds of Tumut, you will love this extremely well-maintained family home. Boasting three bedrooms, two bathrooms and additional study, large elevated entertainers deck positioned to capture the picturesque township of Tumut and its surrounds. All encapsulated on a very generous and fully landscaped allotment. Do not miss your opportunity to secure this well-maintained family home in the heart of town. Call today to book your inspection!

Premiere Features:

- Three bedrooms, all with ceiling fans and master boasting reverse cycle split system air conditioning and large built-in robes
- Main bathroom with separate shower, bath and large single vanity
- Centrally located kitchen with gas cooktop, ample storage options and bench space that flows through to dining and easterly aspect
- Open plan dining area with direct deck access
- Large semi formal living with reverse cycle air conditioning and natural gas flued heating, also boasting direct external access to the wrap around deck
- Formal study with reverse cycle air conditioning
- Second bathroom positioned to the rear of the plan
- Large mudroom area off the rear of the home with direct rear yard access
- Separate toilet
- Built in linen in hall
- Large internal laundry
- Large wrap around entertainers' deck, positioned to capitalise on the Elevated aspect
- Tandem style lock-up garage under the deck with additional direct access to the rear yard and access to all subflooring and dry storage option
- Manicured and well-established front and rear landscaped yards
- Fully fenced rear yard with fruit trees, vegie garden and additional garden shed
- Solar power connected
- Large approximate 1,012m<sup>2</sup> elevated allotment
- All positioned in the heart of the picturesque township of Tumut

Do not miss your opportunity to secure this extremely well maintained, three-bedroom family home in an elevated position. Call today to book your inspection.