

**196 Maitland Street, Narrabri, NSW 2390**



**House For Sale**

Thursday, 14 December 2023

196 Maitland Street, Narrabri, NSW 2390

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1026 m2**

**Type: House**



Carla Baxter

**\$379,000**

CARLA BAXTER REAL ESTATE has the pleasure of listing for sale this three-bedroom weatherboard home set amidst a quiet and reputable neighbourhood offering walking distance to the CBD, Narrabri Creek and surrounds. This ideal first home offers an affordable entry into an already thriving market with loads of potential and the perfect investment opportunity!Featuring:- Established lawns- Entrance landing - Evaporative air conditioning throughout- Spacious living area with carpet floor coverings and split system air conditioning with doors opening onto the patio- Kitchen with vinyl flooring including electric oven, range hood, breakfast bar and access to the rear patio - Dining room with vinyl flooring open plan to the kitchen - Hallway with carpet floor coverings and linen storage - Master bedroom with carpet floor coverings, split system air conditioning and built-in wardrobes- 2nd bedroom with carpet floor coverings with built-in wardrobes- 3rd bedroom with carpet floor coverings - Tiled bathroom consisting of shower, bath, vanity and toilet- Separate tiled laundry - Rear patio overlooking the backyard- Garden shed- Rainwater tank- Spacious backyard with rear lane accessThis property is well worth inspection and offers comfortable and convenient family living!For further particulars or to arrange an inspection contact the selling agent.