

**20 Willow Street, Koorinal, NSW 2650**

**Sold House**

Tuesday, 26 September 2023

**MACARTHUR**  
REAL ESTATE

20 Willow Street, Koorinal, NSW 2650

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 796 m2**

**Type: House**



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**\$500,000**

Located a stone's throw away from the Koorinal Mall and all surrounding facilities this unique property offers an excellent investment opportunity with its dual occupancy design. Situated on a generous 796.7sqm block, this home provides a spacious and versatile living arrangement. The House- The main part of the house features three bedrooms, the main bedroom offers an ensuite and walk in robe, bed two is oversized with built in robes and shelving, bedroom three could easily be utilised for anyone working from home with convenient external access- Sliding glass doors separate the light filled lounge room from the very spacious kitchen, dining and family area. The timber kitchen offers plenty of bench and storage space as well as a walk-in pantry, skylight, dishwasher and gas cooktop- Separate toilet to the original retro main bathroom. Ducted gas heating and ducted evaporative cooling service this side of the home Through a lockable internal door that also has its own entrance is the self-contained one bedroom unit that would be perfect for taking care of older parents while still allowing an amount of independence or split in two for dual income potential although properties utilities are all on one meter The Unit- Spacious bedroom offers a walk-in robe as well as an ensuite and feature windows - Freestanding oven with a gas cooktop to the kitchenette combined with a small dining area- Second evaporative cooler and a gas bayonet heater in the carpeted lounge keep the unit comfortable through the seasons and glass sliding doors lead out to the yard - Powered shed in the secure backyard that is surrounded by well established gardens and trees that provide adequate privacy Rental potential of \$480 - \$530 per week. An abundance of popular schooling options for both primary & secondary with Sacred Heart Catholic and Sturt Public as well as Koorinal High all within short walking distances this property has everything you need practically on your doorstep. Council rates: \$2,436.01 per annum Land Size: 796.7m<sup>2</sup>\*All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.