

**20A Hartford Street, Mallabula, NSW 2319**

**Raine&Horne.**

**Sold House**

Friday, 18 August 2023

20A Hartford Street, Mallabula, NSW 2319

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

**\$642,500**

Discover perfection in this immaculate free-standing home, nestled within a tranquil street. Its modern design is accentuated by the presence of two spacious living areas, offering a wealth of space for both relaxation and entertainment. A functional modern kitchen, complete with a convenient breakfast bench, takes center stage as the heart of the home. This space seamlessly transitions to an informal living/dining area that flows out to an inviting entertaining enclosure, creating an ideal private setting for hosting gatherings or enjoying moments of solace. The property ensures easy access to the back yard, enhancing the outdoor experience. The main bedroom boasts an ensuite and walk-in robe, bringing an element of luxury to daily living. With air-conditioning throughout and ceiling fans in every room, comfort is guaranteed year-round. The inclusion of a study nook caters to those seeking a dedicated workspace or study area. The added bonus of extra parking, including a double lock-up garage plus additional car or boat accommodation ensures ample room for vehicles and guests. The property's low-maintenance nature is further complemented by a side gate entry to the rear yard, simplifying outdoor upkeep. This offering is the embodiment of single-level living at its finest, making it an ideal choice for various lifestyles. Additionally, its attributes position it as a promising investment opportunity. Don't miss out on this exceptional residence that strikes the perfect balance between modern living and convenience. Experience the ease and comfort it offers - arrange a viewing today! Every care has been taken to verify the accuracy of the information contained in this advertising copy but no warranty (either expressed or implied) is given by Raine & Horne or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the proposed purchase of the property.