# 21 Reid Street, Ariah Park, NSW 2665
## House For Sale

**Thursday, 13 June 2024**

**21 Reid Street, Ariah Park, NSW 2665**

| **Bedrooms: 3** | **Bathrooms: 1** | **Parkings: 1** | **Area: 1007 m2** | **Type: House** |
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**PRICE GUIDE $385,000 - $420,000**

Introducing this 3-bedroom, 1-bathroom home, boasting a double brick & iron roof period design. Situated on approximately 1,007m2 of land in a highly sought-after location, this home is conveniently adjacent to Ariah Park Pre-School, Ariah Park Central School, and a short stroll away from the Main Street.Greeted by the charm of high, pressed tin ceilings, a wide arched hallway, and elegant bay windows throughout. Two spacious double bedrooms located at the front of the home, with a versatile third bedroom, or potential second formal living/dining space, awaits with its own fireplace, mantle, and gas bayonet. An additional bedroom and walk-through office are conveniently situated off the lounge room, providing ample space for various needs.Formal loungeroom, is generous in size, featuring plush carpeting, bay window allowing abundant natural light, and an open woodfire with a mantle.The original kitchen retains its classic appeal, featuring an electric cooktop & oven, Pittsburgh oven, ample storage, bench space, and linoleum flooring.The combined bathroom/laundry is generously sized, equipped with a shower, toilet, vanity, washtub, and built-in storage. Sunroom off laundry offering external access. Climate control options include evaporative cooling throughout, 2x wood-fires, and a gas bayonet.Externally, the property is fully fenced. The front yard boasts a tidy veranda and low maintenance astroturf/artificial lawn. Step into the rear pebble-crete entertaining area, complete with a functional outhouse and garden shed. Double roller door garage, accessible via Pitt Street, features cement flooring, through access via a single roller door, and PA access to the yard. Solar HWS service adds an eco-friendly touch. Don't miss out, book your inspection today!