

**23 Boheena Street, Narrabri, NSW 2390**



**House For Sale**

Monday, 30 October 2023

23 Boheena Street, Narrabri, NSW 2390

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 780 m2**

**Type: House**



Carla Baxter

## Contact Agent

CARLA BAXTER REAL ESTATE has the pleasure of listing for sale this remarkable four-bedroom weatherboard home in Narrabri West boasting stylish immaculately maintained interiors and beautiful, serene outdoor living sure to impress the most discerning! Located within walking distance to the Narrabri Lake, Wilga Hotel, West Public School and Sporting Fields this conveniently located residence offers something for the entire family enjoy! Featuring: RESIDENCE- Established lawns and gardens with well-fenced yard and entrance arbor - Gauzed-in tiled patio ideal for alfresco dining- Foyer and hallway with vinyl timber plank flooring and feature pendant lighting- Lounge room with vinyl timber plank flooring, downlights, ceiling fan and gas connection opening onto the entrance patio- Evaporative air conditioning throughout- Well-appointed kitchen with vinyl timber plank flooring including tiled splash back, dishwasher, 900mm electric oven with gas cook top, range hood, pantry and breakfast bar- Dining room with vinyl timber plank flooring and pendant lighting adjoining the family room- Sunken Family room with vinyl timber plank flooring, ceiling fan, wood and gas heating- Master bedroom with carpet floor coverings, built-in wardrobes and ceiling fan- 2nd bedroom with carpet floor coverings, built-in wardrobes, ceiling fan and dual access to the 3rd bedroom- 3rd bedroom with carpet floor coverings, built-in wardrobes and ceiling fan- 4th bedroom with carpet floor coverings and ceiling fan also making the ideal study with access from the family room- Modern tiled bathroom consisting of shower, vanity and toilet- Modern tiled laundry with built-in linen and utility storage, fridge and clothes dryer cavities and separate toilet- Covered rear entertainment area overlooking the backyard IMPROVEMENTS- 2 x slimline rainwater tanks- 7m x 7m colourbond remote entry lockup garage with concrete floor, power and workshop area- Concealed storage area and vegetable garden This stunning property boasts loads of character and offers comfortable family living! Don't miss the opportunity to take up residence in this exceptional property where coming home is something to look forward to! For further particulars or to arrange an inspection contact the selling agent.