

# 25 Barellan Street, Ardlethan, NSW 2665



## House For Sale

Monday, 3 June 2024

25 Barellan Street, Ardlethan, NSW 2665

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 998 m2**

**Type: House**



Tasmin Muller  
0438039049

**\$169,000**

Nestled in the heart of Ardlethan, 25 Barellan Street presents an opportunity for first-time buyers or those with a keen eye for renovation projects. Weatherboard and iron roof home, boasting three bedrooms and one bathroom, situated on a generous 998 sqm block, offering ample space for potential expansion or landscaping. Featuring: - 3 bedrooms - 1 bathroom, with shower, and vanity. Separate toilet located off sunroom/bedroom 3. - Generous formal lounge room. - External laundry. - Half wrap covered veranda. Ideal Renovation Project or Perfect First Home - Generous yard. Conveniently located in Ardlethan, a community known for its friendly atmosphere and relaxed lifestyle, this property offers easy access to local amenities, schools, and recreational facilities. Enjoy the tranquillity of small-town living. Whether you're a first-time buyer looking to enter the property market or a savvy investor seeking a renovation project, 25 Barellan St invites you to explore the possibilities. Council rates = approx. \$953.54 per annum. Currently tenanted until end of June 2024. Contact us today for more information!