

**27 Crossley Drive, Narromine, NSW 2821**

**House For Sale**

Wednesday, 12 June 2024



27 Crossley Drive, Narromine, NSW 2821

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



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**Price Guide: \$1,195,000-\$1,295,000**

You know that you are somewhere special when you enter Crossley Drive and see the quality of the homes as you make your way down the cul-de-sac and then you are introduced to number 27 where you are greeted by lovely established rose bushes, lavender shrubs and beautiful deciduous trees displaying their autumn colours right at the front gate! But that is just the start of it, not only is this holding situated in a blue-ribbon location but it comprises a very spacious family home plus a detached granny flat along with beautiful established gardens, chook yard, raised veggie gardens and even a cubby house for the kids. But wait, yes there is more: this amazing property has all the city conveniences, including water, sewer and natural gas and the school bus comes right to the front gate, but the best part is you even have your very own private frontage of the Macquarie River !!! Set on 1.32 ha or 3.26 acres, this property presents a great opportunity for families to own a wonderful homestead in a quiet and quality location in the township of Narromine. The homestead has been quality built and lovingly maintained by its one and only owners and is being offered for sale for the very first time and provides a spacious open-plan design with high ceilings throughout and seamlessly integrating the living, dining and kitchen areas, creating an inviting space for family gatherings and entertaining guests. Large windows throughout the home also offer lovely natural sunlight and offer breathtaking views over the manicured gardens right to the banks of the Macquarie River. Featuring 4 generously size bedrooms, all with ceiling fans and ducted reverse cycle air condition, the main also enjoying a walk-in wardrobe and ensuite bathroom. The spacious gourmet kitchen is in the heart of the home and features quality appliances including a 900mm duo gas and electric stove and a dishwasher, a walk-in-pantry and the extra-large breakfast bar is perfect for casual dining and food preparation when entertaining. Families will certainly enjoy and appreciate the three very large and separate living areas, the family and loungerooms both primely positioned to look out to wide open spaces right down to the river. The main bathroom and laundry are both of good size and the laundry also provides for a walk-in linen cupboard. Heating and cooling have been considered with ducted and zoned reverse cycle air conditioning, split system air conditioning, ceiling fans and a gas log heater in the loungeroom and the 18 kW solar system will be sure to assist in keeping your energy costs down. Step outside to the huge undercover decking area where you can easily entertain the football club after grand finals and it will be a pleasure to sit out there and admire the garden setting as well as listen to the cockatoos and birdlife excitedly dancing around the river's edge. The detached self-contained granny flat is an added bonus for those with extended families and is large enough to be a 2 bedder being a great potential rental income opportunity. Maintaining the lawns and garden areas have been taken care of with access to both town and river water so pack your fishing gear and kayak and get excited, your new dream family lifestyle package has arrived, whether you are looking for a peaceful retreat, a place to raise your family, or a spacious family home with room for extended families or guests, this property has it all and is sure to please young and old! It is very rare to get a lifestyle property on a few acres, on the river and in town so don't wait, contact the friendly team at Redden Family Real Estate and arrange your private inspection at this wonderful lifestyle property in Narromine. Don't miss out!

- 3.26 acres on the Macquarie River
- Blue ribbon location
- Quality built and spacious family home with only one owner
- House built in approx.. 2003
- House size including decking and front patio is approx.. 346.32 m2 or 37.28 squares
- Detached self-contained granny flat
- Spacious and centrally appointed kitchen with huge breakfast bar, quality appliances including 900mm duo gas cooktop and electric oven, dishwasher, walk-in pantry, plenty of storage and open plan to family/meals area
- 3 huge separate living areas, two areas having a beautiful outlook over manicured lawns and gardens right down to the river bank
- Plenty of storage including walk-in linen in laundry
- Spacious main bathroom and laundry
- Town water and sewer, natural gas connection, NBN to the node, river water for lawns and gardens and 18 kW solar system
- Beautiful lawns and gardens which include citrus trees, many established shade trees, lavender hedges and flowering shrubs
- Close proximity to Schools, parklands, sporting ovals and supermarkets.
- Council Rates \$4,431.95 p.a. approx..

DISCLAIMER: The information contained herein has been provided to us by the Vendors and is unverified. Potential buyers should take all steps necessary to satisfy themselves regarding the information provided.