

**27 Kirkham Street, Moss Vale, NSW 2577**

molenaar + mcneice

**House For Sale**

Wednesday, 7 February 2024

27 Kirkham Street, Moss Vale, NSW 2577

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 2135 m2**

**Type: House**



Mitchell James  
0413097710



Jessika Welsh  
0448275171

**\$1,100,000 - \$1,200,000**

| spacious | dual living | location Welcome to your dream property! This spacious block offers an incredible opportunity for those seeking a dual occupancy living arrangement or development potential in a prime CBD location. This expansive property provides ample room for outdoor activities, landscaping, or potential development projects. what you will love...> original home with three large bedrooms all with built in robes and additional granny flat> large kitchen and dining area flowing into the main living room> internal laundry with shower and separate toilet flowing into the sunroom> both dwellings separately metered with the site having a 20.11m frontage & zoned R3> large outdoor area, perfect to enjoy activities, landscaping or potential development> main entrance for main house and ramp access for the granny flat> great location close to all amenities, bus stop down the road and local supermarket> council = \$2588 pa, water = 594 pa, land size = 2135 sqm Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, molenaar x mcneice makes no statement, representation, or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.