

**3-5 Chapman Street, Frederickton, NSW 2440**



**House For Sale**

Tuesday, 21 November 2023

3-5 Chapman Street, Frederickton, NSW 2440

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1385 m2**

**Type: House**



Braithan Lewis

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## **Auction - If Not Sold Prior**

Welcome to 3-5 Chapman Street, a delightful property that offers not just a home, but an opportunity to embrace a comfortable and versatile lifestyle. Nestled on a generous 1385 sqm block, this raised 3 bedroom, 1 bathroom home stands out with its exceptional features and endless possibilities. Boasting a double carport underneath, this elevated home offers ample space and the potential to fully utilize the expansive ground level, which has been concreted to suit your preferences.

**Key Features:-**

- Under home Carport:** Perfect for sheltered parking and storage or could be transformed into a large rumpus room with 2nd bathroom and laundry.
- Abundant Space for Expansion:** Elevated over 2 meters from ground level, presenting an excellent opportunity to expand or create additional living areas to suit your lifestyle.
- Kitchen:** The spacious kitchen features an electric oven and cooktop with ample storage. Plus a huge butlers pantry!
- Upgraded interior:** Equipped with ceiling fans, a wood fire heater, ceiling and floor insulation, and a convenient clothesline for everyday ease.
- Upgraded Exterior:** Recently repainted exterior and a new roof replacement within the last 3 years, ensuring durability and a fresh, inviting look.
- Sprawling Grounds:** Embrace the spacious 1385 sqm block featuring 2 fenced paddocks and colour bond fencing surrounding most of the property, ideal for privacy and outdoor activities.

Located in the heart of Frederickton, this property offers a tranquil retreat while still being conveniently close to essential amenities, schools, and transport. This home is only minutes to the pacific highway shortening your travel time all up and down the coast. Whether you're seeking a peaceful family home, investment opportunity, or a canvas to create your dream space, this property delivers on potential and value. Enquire now to book your inspection!