

**34 Marian Street, Tocumwal, NSW 2714**



**House For Sale**

Wednesday, 15 May 2024

34 Marian Street, Tocumwal, NSW 2714

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 5557 m2**

**Type: House**



Jonathan Graham  
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## Contact Agent

Welcome to 34 Marian Drive a charming 4-bedroom, 2 bathroom acreage property set on generous proportions. This property is perfect for those looking for a peaceful rural lifestyle, the horse enthusiast or someone looking for plenty of space for outdoor activities and hobbies. The property features an open plan living area with leafy vistas perfect for cozy nights in or those balmy summer days. There is also the convenience of a ducted cooling and heating throughout. The kitchen is equipped with modern appliances and plenty of storage space. The bedrooms are all well-sized and feature built-in robes. Whilst this may not be brand new it certainly offers the ideal accommodation for family entertainment, it is solid and well maintained and provides the opportunity for buyers to secure a rural property, close to Tocumwal's township and the opportunity to extend the home in the future. Outside, you will find a fully fenced yard, perfect for pets or children to play in. There is also a garden, shedding, and fenced paddocks, as well as a bore and watering system. Additional features of this property include rain water tank, ceiling insulation, a grey water system, and a workshop. With a 4-car garage, there is plenty of room for vehicles and storage. Located just a 5-minute drive from Tocumwal Shopping Village, this property offers the perfect blend of country living with easy access to local amenities. Don't miss your chance to own this beautiful rural property - contact us today for more information or to arrange a viewing.