

**4 Timmins Street, Temora, NSW 2666**

**McGrath**

**House For Sale**

Thursday, 16 May 2024

4 Timmins Street, Temora, NSW 2666

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 815 m2**

**Type: House**



Lachlan Pellow  
0498781008

## AUCTION GUIDE \$800,000

This a great opportunity to purchase a near-new 4-bedroom home with an in-ground pool and substantial caravan shed. Situated on one of Temora's premier streets this opportunity is great for the growing family or for the retirees looking to lock up and leave for months on end in their caravan. FEATURES INCLUDE: LIVING Open-plan kitchen, meals and family area. Great natural light floods the north-facing living area. KITCHEN Modern kitchen with 40mm Caesar stone benchtops. 600mm gas cooking and electric oven. Dishwasher. Island bench. Built-in pantry. BEDROOMS Spacious bedrooms with ceiling fans & built-in robes. MASTER Large main bedroom Ensuite with floor-to-ceiling tiles, shower, vanity and toilet Walk-in wardrobe BATHROOM Vanity Bath Shower Separate toilet LAUNDRY Featured custom cabinetry and direct outdoor access. CLIMATE CONTROL Ducted reverse-cycle air conditioning Natural gas heating bayonets. STORAGE / CAR ACCOMMODATION Double garage with internal access OUTDOORS Backyard vehicle access via double gates In-ground pool Under roof alfresco with TV connection. Mature privacy hedging and established gardens. RENTAL POTENTIAL Should lease for \$600.00 - \$650.00 Per week. Great location with beautiful neighbours, only a short drive or walk to the supermarkets, medical practitioners and the conveniences of Temora's CBD. LAND SIZE: 815 m<sup>2</sup> \*All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.