

**45 Long Street, Boorowa, NSW 2586**



**House For Sale**

Thursday, 6 June 2024

**45 Long Street, Boorowa, NSW 2586**

**Bedrooms: 3**

**Bathrooms: 2**

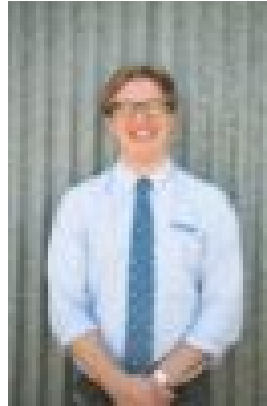
**Parkings: 2**

**Area: 516 m2**

**Type: House**



Amanda Serafin  
0421459157



Justin Fleming  
0429820389

**\$580,000**

Flemings Boorowa is pleased to present 45 Long Street, Boorowa to the market for sale. On first impressions you'll be captured by the charming street appeal of this lovely three bedroom home that has been lovingly cared for and ready for you to move straight in. Well located, you are less than 2km\* from the heart of Boorowa with its boutique cafes, great parks and the local pool. Features: - Three spacious bedrooms all with built-in robes- Well designed ensuite - Open plan family/ dining room which overlooks the covered patio- Well-presented kitchen with modern appliances and ample storage space- Large family bathroom - Well maintained 516sqm\* block that provides space to enjoy the garden oasis.- Secure double garage, with plenty of additional driveway parking - Potential rental return of \$480 p/w This neat home provides a great opportunity for downsizers, first home buyers and an equally appealing investment opportunity. Call Flemings Boorowa now to arrange an inspection!All information contained here is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.\*

Approximate