

**45 Plumb Street, Blayney, NSW 2799**

**McGrath**

**House For Sale**

Sunday, 22 October 2023

45 Plumb Street, Blayney, NSW 2799

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 847 m2**

**Type: House**



Jake Crooks  
0431777752

**\$430,000 - \$450,000**

This beautifully renovated property is an absolute gem, offering a move-in-ready home with stylish finishes and the potential for future expansion. Whether you're a first-time buyer looking for the perfect starter home or an investor seeking a smart investment opportunity, this property has it all. Located centrally in Blayney, with the convenience of nearby schools, this home is bound to be a hit in the market. This home is the perfect blend of modern living and potential. The tasteful renovations make it an inviting space, while the spacious yard offers room to grow. Whether you dream of adding a sizable shed or a granny flat, the possibilities are endless. Don't miss out on the opportunity to make 45 Plumb Street your new home or investment. Contact Jake Crooks 0431 777 752 on today to schedule a viewing and discover all the charm this property has to offer!

**FEATURES-** Inviting polished timber floors create a warm and welcoming atmosphere as soon as you step through the front door, leading you into the spacious living area.- Split Reverse Cycle Air Conditioning and gas heating ensure comfort in the kitchen, meals, and living area.- The renovated kitchen is a showstopper, featuring a dishwasher, stone benchtop, and high-quality stainless steel SMEG cooking appliances.- The master bedroom boasts a generous wall of built-in robes and stunning polished timber floors.- The second sizeable bedroom also features polished timber floors and its own Split Reverse Cycle Air Conditioning unit.- The tidy bathroom offers a convenient shower over the bath.- An updated laundry provides ample storage and bench space, with easy access to the rear yard.- The level and secure yard present a blank canvas for the next owner to customize to their liking, with excellent side access.- A large garden shed offers practical storage for yard equipment and personal belongings.

**FAST FACTS-** Land size: 847 sqm- Home size: 110 sqm- Land rates: Approx. \$2022.95 per year

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