

**46 Nowland Avenue, Quirindi, NSW 2343**



**Sold House**

Wednesday, 13 March 2024

46 Nowland Avenue, Quirindi, NSW 2343

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 701 m2**

**Type: House**



Luke Scanlon  
0419495147

**\$395,000**

Appealing weather board & tile roof 3 bedroom, 1 bathroom home on a 701sq,m block. Multiple outdoor areas perfect for outdoor living, entertaining friends & family or enjoying a quiet morning coffee. Located in a quiet sought after position with sheds, entertainment spaces & back access with a rural bush outlook.Spacious open plan kitchen, dining & family room with Rev cycle A/C.Modern kitchen with stove, range hood dishwasher & pantry.Formal lounge room with gas heater.All bedrooms include B-I-Robes, main bedroom includes Rev cycle A/C.Bathroom with bath, shower, vanity & separate toilet.Multiple outdoor areas including front verandah, back patio flowing onto the covered spanline area plus entertainment area at the sheds. Side vehicle access to single carport & single garage & workshop with shower & toilet.6m x 6m colour bond shed, garden shed, 2 x water tanks.Don't miss out on this opportunity to own a beautiful very well maintained property with many improvements in a great quiet location.Price guide of \$395,000 to \$415,000.Further information please contact Luke Scanlon 0419 495147, Ray White Quirindi on 02 67461270 or visit our website at [www.quirindi.com.au](http://www.quirindi.com.au)