

49 Abundance Road, Medowie, NSW 2318

villager.
PROPERTY

House For Sale

Friday, 12 April 2024

49 Abundance Road, Medowie, NSW 2318

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 2 m2

Type: House



Courtney Rumble
0449129599

Exp of Interest - Closing date 20th May 2024

Nestled amidst 6.5 acres of verdant paddocks and towering trees, discover the epitome of rural tranquillity with this charming country-style residence. Offering ample comfort and space for a large family, this idyllic retreat promises a lifestyle of serenity. Features: * Three spacious bedrooms, including a master suite with ensuite and walk-in robe, two bedrooms featuring built-in robes * A loft-style room presents endless possibilities, whether it be a home office, rumpus room, teenage retreat, or an additional bedroom to accommodate your evolving needs. * Bask in the warmth of natural light streaming into the living area, complete with a cozy fireplace for chilly evenings and air conditioning for year-round comfort. * The heart of the home, the spacious timber kitchen boasts timeless charm and practicality, equipped with a dishwasher and electric cooking. * An additional living area offers versatility as a kids' playroom or media room, providing ample space for family gatherings and entertainment. * Embrace the essence of country living on the Australiana verandah, spanning the length of the house and offering a perfect spot to unwind while overlooking the sprawling yard. * Abundant Storage and Parking: A double lock-up garage with a substantial workshop area, coupled with a convenient carport, ensures ample storage space for vehicles, tools, and equipment. * Enjoy the freedom of a fully fenced house block, complemented by acres of paddocks at the front and rear, ideal for horse enthusiasts or those seeking vast open spaces for leisure activities. Land size 2.639 HA / 6.5 acres * 2km to the local shopping village and proximity to various schooling options including local public school, Catherine McAuley Catholic College & Medowie Christian School. * Currently leased til January 2025 @ \$720 per week * Council Rates: \$2104.00 pa approx / Water Rates: \$30.00 pa approx plus water usage * Villager Property make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing.