

52 Balonne Street, Narrabri, NSW 2390



House For Sale

Wednesday, 31 January 2024

52 Balonne Street, Narrabri, NSW 2390

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 436 m2

Type: House



James Thomas

0418975048

\$388,000

Nutrien Harcourts have listed for sale a charming country style cottage on a secure and easy to maintain block. The property has been a proven Air BnB & Booking.com performer with nightly rates of \$270 (net of service fees) and strong occupancy rates. Located just a block from the main street this great family home features frontage to Balonne Street & rear lane access. The property has been tastefully refurbished over the years and features:

- Open plan kitchen, lounge & dining (polished timber flooring, split system air conditioner)
- Kitchen (upright electric oven, floor & wall cupboards, dishwasher, stainless steel sink)
- Bedroom 1 (split system air conditioner, carpet floor, attached study with separate access)
- Bedroom 2 (split system air conditioner, carpet floor, attached nursery)
- Bedroom 3 (split system air conditioner, carpet floor)
- Bathroom/laundry (shower, toilet, vanity, wall mirror, sink)
- Front timber verandah
- Rear entertaining area with outside toilet

Significant ancillaries include:

- Single carport with rear lane access
- Rain water tank
- Secure fencing & private rear lane access

With prime position between the Public & Catholic schools and just a few hundred metres from the main street this home is an ideal base, investment or cost effective home office. For further information or to arrange an inspection contact James Thomas of Nutrien Harcourts on 0418 975 048.