

# 55 Sam Street, Forbes, NSW 2871

## House For Sale

Thursday, 13 June 2024



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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2055 m2**

**Type: House**



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## ON SITE

Welcome to 55 Sam Street, a versatile property set on a substantial 2055sqm block, offering a unique opportunity for new owners to create their dream home. This residence provides a blend of original charm and modern possibilities, featuring:

**Spacious Living Areas:** A wide central hallway leads to a generous formal lounge and a spacious dining room adjacent to the original kitchen, equipped with a dishwasher.

**Flexible Accommodation:** Includes two large bedrooms, the main with built-in wardrobes and an additional kitchenette in one of the sleepouts. There are another three additional sleepouts two ideal for extra bedrooms or potential office space.

**Comfort and Convenience:** Enjoy ducted evaporative air conditioning and a gas heater. Main bathroom with bathtub and separate shower and a second shower and toilet located at the rear of the property.

**Outdoor Living:** Relax on the sheltered front verandah, and benefit from a double carport, sundry sheds, and a chicken coop on the property.

This property is a blank canvas, ready for you to put your stamp on it. Register your interest today to explore the possibilities at 55 Sam Street.