

589 Kaputar Road, Narrabri, NSW 2390



House For Sale

Thursday, 25 January 2024

589 Kaputar Road, Narrabri, NSW 2390

Bedrooms: 4

Bathrooms: 1

Parkings: 8

Area: 4 m2

Type: House



Kim Rozendaal

\$660,000 - \$685,000

"Glen Hill" is situated on the sought-after Kaputar Road, just 6 minutes out of town. Set in a picturesque garden on 1.067 ha or 2.6* acres. This home would be perfect for a young couple, family, or contractor. It accommodates an easy-care 3-bedroom home (166m²) plus a separate studio and an enviable shed. Here's a breakdown:

RESIDENCE:

- **Yard:** Well-maintained lawns and trees, provide a pleasant and picturesque setting.
- **Lounge room:** Carpeted with a wood fire, and air conditioning creating a cosy and comfortable living space.
- **Open plan dining and kitchen:** New vinyl flooring which also extends into the hallway and back family room.
- **Kitchen:** Accommodates an electric oven, sink, pantry, and breakfast bar.
- **Bedrooms:** Carpeted with built-in wardrobes, two with reverse cycle air conditioning.
- **Bathroom:** Consists of a shower, bath, vanity and separate tiled toilet.
- **Laundry:** Dual access to the hallway and a rumpus/sunroom.
- **Back family sunroom** facing the hill with a reverse cycle air conditioner and all-weather access from the carport.
- **Office/Storage/Guest Room:** Carpeted with split/system. Potential granny flat.
- **Storage/Strong Room:** Additional storage space.

IMPROVEMENTS:

- 5kW solar panels.
- 4 bay carport and a new shed with a concrete floor, 3-phase power, and shelving for DIY projects.
- 7 rainwater tanks as well as a reliable bore.
- Quality steel dog cages, chook pens and an enclosed vegetable garden.

OTHER DETAILS:

- Captures views of the Nandewar Ranges and open rural surrounds.
- Minutes from town, offering a convenient lifestyle.
- The property sits on 1.067* hectares (44370m²) with the option to extend with a 3.37*ha Crown Tenure lease if desired. (Dog pens come with the lease)
- Rates on the lease are \$700-\$1000* p/a.
- Rates on front block are \$1861* p/a.

This property is ideal for buyers looking for a mix of comfort, functionality, and scenic surroundings. For further details or to schedule an inspection, please contact KR Property.