

**69B Gibbons Street, Narrabri, NSW 2390**



**House For Sale**

Thursday, 30 May 2024

69B Gibbons Street, Narrabri, NSW 2390

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1054 m2**

**Type: House**



Carla Baxter  
0429938366

## Contact Agent

CARLA BAXTER REAL ESTATE has the pleasure of listing for sale this three-bedroom plus sleepout weatherboard home well positioned in the much sought after location of Gibbons Street offering comfortable family living and the perfect investment opportunity in an already thriving market! Conveniently located within walking distance to the CBD, golf club, high school and the Narrabri Creek this property offers loads of potential! Featuring:- Established lawns and trees- Entrance verandah with dual access from the lounge and family rooms - Lounge room with timber plank flooring, ceiling fan and split system air conditioner- Spacious kitchen with timber plank flooring including electric stove, range hood, skylight and servery window to the dining room- Dining room central to the lounge and family rooms also opening onto the front verandah- Family room with split system air conditioner- Master bedroom with carpet floor coverings, ceiling fan and French doors opening onto the verandah- 2nd and 3rd bedrooms with carpet floor coverings, (2nd with ceiling fan)- Sleepout/study with carpet floor coverings- Bathroom with vinyl floor coverings consisting of shower and vanity- Separate tiled toilet- Separate laundry adjoining the rear entrance to the home- Double lockup garage with concrete floor and power- 2 x off-street car parking spaces- Rainwater tank- Well fenced yard with backyard access and entry points from three adjoining streets lending itself to potential development opportunity This property is well worth inspection and provides the perfect first home or investment in a thriving market..... don't miss the opportunity to make this yours! For further particulars or to arrange an inspection contact the selling agent.