

# 7 Mooney Street, Condobolin, NSW 2877



## Sold House

Monday, 23 October 2023

7 Mooney Street, Condobolin, NSW 2877

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 2 m2**

**Type: House**



Paddy Ward

**\$215,000**

Boasting one of the largest blocks in Condobolin, 7 Mooney Street is the opportunity of a lifetime. Situated on 5 acres\* with Goobang Creek frontage on the edge of town! The property was affected by recent flooding however you have the option of renovating or knocking over to build your dream home. Features of the property include: • Weatherboard house consisting of 4 bedrooms, 1 x bathroom, open plan kitchen & dining, 2 toilets, 2 x large living areas, laundry & leadlight windows throughout. The house has 7 exterior glass doors. Ducted evaporative air conditioning & split systems cool and heat the home as well as a wood fireplace. There are 40 solar panels (12kw with 2 x inverters) on the roof minimizing any electricity bills. • 13m x 10m industrial colourbond shed, separate driveway, insulated, large roller door to front and small roller door to back, industrial lighting, power and water, stainless steel sink. Double carport. There is also a double garage with roller door & entry door. • Water security is a feature with town water connected and a pressure pump on the creek for the garden. The property comes with riparian rights making pumping from the creek convenient. The pump has 7 outlets around the house. In the garden are established fruit trees. Please call Paddy to arrange an inspection