

# 8 Napper Close, Moss Vale, NSW 2577

## House For Sale

Wednesday, 29 November 2023

8 Napper Close, Moss Vale, NSW 2577

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 871 m2

Type: House



Ben Olofsen  
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## **Auction Guide - \$895,000**

Here is a rare opportunity for the astute buyer to acquire a house and detached granny flat on a good-sized block of land in the growing township of Moss Vale. The property represents an excellent investment giving someone the opportunity to rent out both properties or live in one and rent out the other for extra income. For the owner occupier, the detached granny flat would be ideal for a family member or guests! House - Spacious living and dining areas plus a separate media room- Quality kitchen with stone benchtops, 900mm gas cook top and electric oven, ducted rangehood, dishwasher, microwave space and pantry- Study area with built-in desk and cupboards- Main bedroom carpeted with his and her walk-in robe, ensuite with two shower heads, wall radiator and separate W/C- Three other bedrooms are all carpeted and have built-in robes- Enclosed patio overlooking the fully fenced and level backyard - Double attached garage with storage space at the rear, automatic door and internal access- Ducted heating throughout the home- Solar panels plus inverter for energy efficiency- Window coverings throughout

Detached Granny Flat - Sunny living room with split system A/C- Open plan kitchen with electric cooking and good storage - 1 bedroom with built-ins and bathroom access- Bathroom with shower and W/C - Window coverings throughout

Ideal for the growing family, downsizer or investor alike, the comfortable lifestyle this home offers and its proximity to Moss Vale's ever-increasing array of amenities, is sure to present enormous appeal. For more information, please contact Ben Olofsen on 0419 019 423 or Stephanie Blatch on 0499 111 465.\*\*

Images have been virtually styled for marketing purposes

Disclaimer: While we make every effort to ensure that the information, we provide is correct and up-to-date, we do not warrant its accuracy or reliability. Interested parties should exercise their own independent skill and judgement before they rely on it. In any important matter, you should seek professional advice relevant to your own circumstances. Interested parties should rely on their own enquiries.