

# 82 Coldstream Road, Tyndale, NSW 2460



## House For Sale

Saturday, 11 November 2023

82 Coldstream Road, Tyndale, NSW 2460

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 7**

**Area: 4340 m2**

**Type: House**



Fiona Beamer

**\$589,000**

Situated on a 4,340m<sup>2</sup> (approx.) block in a private rural setting with scenic surrounds, this 1950's country home is full of character from the art deco era boasting ornate cornices, ceiling roses, picture rails and timber panelling. Comprised of 3 bedrooms each a very generous size all with ceiling fans, a family bathroom, and separate air-conditioned lounge room, capturing the eastly aspect. Solid hardwood timber floors throughout will polish up beautifully and a coat of paint would enhance the character. The country style spacious eat-in kitchen has ample bench space and plenty of cupboards perfect for the family to sit around the table for a Sunday roast. Outside at the rear of the house is an enclosed BBQ and entertaining area, following through to the laundry, second shower and separate toilet. Fully fenced, this property has a large five bay shed with three lockable bays, workshop, and storage, plus there is an additional garden shed and a chicken coop. This property has so much potential for a new owner and is a nice little package for anyone who wants extra space and enjoys a rural outlook. There's even an established vege garden and back to the grid solar power to help with the cost of living. Well suited to retiree's, a young family, first home buyer, or investor, this property is in a great central location to enjoy the Clarence lifestyle whilst still at an affordable price point. Easy access to highway, only a 15-minute drive to Maclean, 25 to the beach and Grafton City. A great chance for you and the family to have a taste of rural living without the expense and responsibility of large acreage. Big shed, excellent for keeping the boat, caravan, and vehicles. For further information or to arrange your private viewing contact Fiona Beamer on 0419 497 447.