

**9 Carroll Street, Gunnedah, NSW 2380**



**Sold House**

Monday, 14 August 2023

9 Carroll Street, Gunnedah, NSW 2380

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 622 m2**

**Type: House**

**\$317,500**

Offering an outstanding opportunity for investors seeking a high yielding investment or perfect start for first home buyers, this solid weatherboard residence is worthy of inspection. Offering three large bedrooms, separate lounge from the tidy kitchen and securely fenced backyard, this property provides a great entry level home with still plenty of potential to add further value.

- Charming street appeal with original timber front verandah the perfect spot for morning coffees or evening refreshers
- Modernised kitchen with ample storage and stainless-steel appliances
- Large bedrooms offer plenty of appeal for family buyers and tenants alike
- Updated bathroom with handy 2nd bathroom accessed from the laundry
- Large separate lounge room is a popular choice
- Securely fenced backyard
- Flat level walk to parks, shops and cafes
- Current rental return of \$350 per week with further upside potential

Well located and keenly priced, this attractive package offers great appeal to first home buyers and investors alike. Contact Hennessy Real Estate on 6742 3001 to secure this property today.