

**9 Purtell Street, Morven, NSW, 2660**

**Sold House**

Wednesday, 21 June 2023



9 Purtell Street, Morven, NSW, 2660

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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Cameron Brooks  
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## Quality Family Home on a Spacious Allotment

This is a rare opportunity to purchase a beautifully presented family home on a large allotment situated on two titles. The property is on a spacious 4,050m<sup>2</sup> (approx.) and includes a quality family home and a 20m x 7m (approx.) shed with power in a quiet country township.

With light filled open plan living spaces within the family home and plenty of space on the allotment to enjoy with family and friends, this is a wonderful opportunity to purchase a rare property within this area, with all the work completed for you to move in and enjoy, yet plenty of potential to make the property your own.

This property is being sold as one property on 2 titles;

9 Purtell Street, Morven House and Land 2,027m<sup>2</sup> (approx.)  
24 Herriott Street Morven Shed and Land 2,023m<sup>2</sup> (approx.)

Situated in Morven which is located 35 minutes (approx.) from Albury and is located in between the townships of Culcairn and Holbrook.

Features include;

- 4 bedrooms
- Master with ensuite with corner spa and WIR
- Study
- Theatre room
- Formal lounge room
- Spacious kitchen/family/meals/entry space
- Kitchen with granite benchtops and large WIP
- Main bathroom with bath
- Powder room
- Separate laundry with walk in linen cupboard
- Wood heater
- Reverse cycle ducted A/C
- Spacious undercover entertaining area
- Outdoor spa bath
- Shed (20m x 7m approx.) with 3 roller doors, a single carport & power
- Rainwater tank plus town water
- Bottled gas

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries to verify the information contained in this document.