

**40 Everinghams Ln, Frederickton, NSW, 2440**



**Acreage Semi-rural For Sale**

Tuesday, 15 October 2024

40 Everinghams Ln, Frederickton, NSW, 2440

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: Acreage Semi-rural**



Josh Wicks

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## **A 4-bedroom House Or Two 2-Bedroom Units The Choice Is Yours!**

Set on 1Ha (2.47Ac), this 4-bedroom home has mountain views and is set back off the main road, has ample shedding, and plenty of room for parking!

Fresh paint inside and out, this versatile home offers the potential to be one spacious residence or two separate 2-bedroom units. A lockable, connecting door and two private entrances with parking provide flexibility. Each side features 2 bedrooms, 1 bathroom, a lounge room, a kitchen, and air conditioning. The home also includes a shared laundry and a large rear deck, perfect for entertaining.

Features of this home include:

- 4 x bedrooms
- 2 x bathrooms
- Ceiling fans and air conditioning throughout
- 2 x kitchens
- Dishwasher
- 2 x living areas
- Grey Gum Polished timber flooring
- Garden sheds
- Established gardens
- Septic
- New 5kw solar inverter with 16 panels
- New 315L HWS
- Security screens throughout
- 6 x 8m Colourbond shed with power, security screened windows and extra height roller door
- 6 x 7m extra high carport
- 22,000L rainwater tank - easy to switch to main water when required
- Fully fenced house yard

This home is perfect for those who want to live with others, but still have privacy, whether it is Nan and Pop or the teenagers, there are so many possibilities! Frederickton is a great place to call home, it sits halfway between Sydney and Brisbane and is only 3 minutes to the M1, it has a general store, pub, primary school, cafes, parks, and boat ramp.

To start living it up in Frederickton call Josh Wicks on 0448 637 509 for more information and to arrange a viewing.

**\*\*Borders are indicative only**

**DISCLAIMER:** All information contained herein is gathered from sources we believe to be reliable we cannot however guarantee its accuracy and all interested parties should make and rely on their own inquiries.