

**1/58 Cutler Ave, Koorinal, NSW, 2650**

**Raine&Horne.**

**House For Sale**

Friday, 9 August 2024

1/58 Cutler Ave, Koorinal, NSW, 2650

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



**Mathew Longmore**

0407100892

## **Freestanding Villa - The Size will Surprise**

This beautifully presented 2-bedroom property is the perfect option for first home buyers, retirees or investors.

As you enter the property, you will be greeted by an open plan living space that is perfect for entertaining guests or enjoying a quiet night in. The living area is equipped with air conditioning and gas bayonet for heating, ensuring you are comfortable all year round.

The tidy kitchen boasts an electric cooktop and oven, making mealtimes a breeze. The bedrooms are spacious, and both have built-in robes, providing ample storage space.

The updated bathroom is well-appointed and features both a shower & bath. The toilet is separate for added convenience. Updated flooring with quality carpet, and freshly painted inside & out in recent years.

The property also includes a single garage with auto door & internal access. There is small back yard, perfect for outdoor entertaining and is low maintenance, making it easy to care for.

Located in a whisper quiet cul-de-sac and conveniently located close to schools, shops and public transport.

Only three properties in the facility, the other two are owner occupied.

Rental Potential - \$380 to \$400 per week.

Don't miss out on the opportunity to make this property your own. Contact us today to arrange an inspection!