

# 12 Mangaroo Avenue, Tumut, NSW 2720

## House For Sale

Tuesday, 19 December 2023

12 Mangaroo Avenue, Tumut, NSW 2720

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 495 m2

Type: House



Jed Masters  
0417274977

**\$799,000**

Positioned in a quiet cul-de-sac and just a short stroll from town, you will love the simplicity of this free flowing, well maintained low-set family home. Boasting three great sized bedrooms, open plan living areas, great size kitchen, an elevated outlook, all in the heart of the picturesque township of Tumut. With great street appeal and free flowing living areas both inside and out, 12 Mangaroo Avenue is ready to move straight in. Do not miss out, call today and secure the convenience and lifestyle of this well-appointed, low maintenance three-bedroom home. **Premiere Features:**

- Three great sized bedrooms all with built in robes and ceiling fans
- Main bathroom design as a three-way style with separate powder area, separate toilet and private bathroom with shower and built in bath
- Bedroom 3 offers ensuite with shower and toilet and direct access through to laundry
- Large kitchen with an elevated outlook, boasting gas cooktop (bottled), ample storage and bench space, including dishwasher and breakfast bar
- Open plan living, dining and internal entertaining areas with extreme versatility of layout and use, all serviced by reverse cycle air conditioning (additional built in display cabinetry with lighting)
- Internal laundry with direct rear access
- Built in linen in hall
- Double lock up garage with additional space for workshop area and direct internal access
- Fully covered wrap around verandah on three sides of the home
- Elevated aspect from the kitchen and outdoor areas
- Underfloor heating throughout
- Automatic sprinklers through yard
- Garden shed
- External sink for outdoor entertaining
- Low maintenance 495m<sup>2</sup> allotment positioned in the heart of town

Do not miss your opportunity to secure such a low maintenance, well presented and maintained home in the heart of Tumut. Call today to book your private inspection.