

**145 Haydon Street, Murrurundi, NSW, 2338**



**House For Sale**

Wednesday, 14 August 2024

145 Haydon Street, Murrurundi, NSW, 2338

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Create your lifestyle...

This two-bedroom home presents a remarkable opportunity for those looking to enter the market while enjoying the tranquility of rural living. Set on approximately 8018m<sup>2</sup>, the property offers ample space between neighbors, ensuring privacy and a peaceful atmosphere. Nestled in the scenic hills of Murrurundi, residents can relish the beauty of nature and explore local walking trails, all while having the comforts of home just a short drive (less than 2km) from nearby amenities. Whether you're a first-time buyer or seeking a weekend retreat, this charming home is a canvas for your aspirations.

### Property Features:

- Two bedrooms, each featuring split system air conditioning for optimal comfort.
- The lounge room serves as the heart of the home, bathed in natural light and equipped with split system air conditioning.
- A cozy study nook boasts large windows that overlook the scenic rural landscape of Murrurundi, making it an ideal space for work, study, or artistic pursuits.
- The practical kitchen offers ample bench and cupboard space, along with an electric stovetop and oven for your culinary needs.
- The laundry includes external access and an updated hot water system for convenience.
- Enjoy a private undercover verandah, perfect for family gatherings and relaxation.
- The front verandah presents stunning views of the valley, creating a lovely spot to start your day.
- A single garage features a roller door and an access door conveniently located near the back verandah area.
- The property includes both a water tank and town water for added utility.

Imagine the opportunity to expand your outdoor experience with the land at the side, transforming it into your personal sanctuary. Whether you choose to spend your weekends immersed in nature, relishing the sounds of chirping birds and rustling leaves, or cultivating a vibrant vegetable patch, the possibilities are endless. Creating a garden could not only provide fresh produce but also act as a therapeutic escape from the hustle and bustle of daily life. This land offers a unique chance to blend relaxation with sustainability, crafting an oasis that reflects your lifestyle and values.

**\*\*Approx rental market value for the property in the vicinity of \$360pw\*\***