

**16 Clarence Ryan Avenue, West Kempsey, NSW,  
2440**



**House For Sale**

Thursday, 1 August 2024

16 Clarence Ryan Avenue, West Kempsey, NSW, 2440

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## **BANG FOR YOUR BUCK RIGHT HERE!**

Now this a property that offers so much more - definitely more than meets the eye!

Inside this hardwood home you will find a modern 2 year old kitchen, a modern 2 year old bathroom and sitting up on top of the home is a wonderful shiny 2 year old roof as well!

Located in a low traffic street within walking distance to both Primary School and High School - this one deserves your serious attention due to the value represented here.

- 697.2sqm block
- Vehicle access easily into backyard
- Solid hardwood home: hardwood frame, hardwood weather boards, hardwood floor boards.
- 3 bedrooms, 1 bathroom, 3 car
- 2 year old zinc alum metal roof
- 2 year old kitchen: timber benches, dishwasher,
- Formal lounge room + reverse cycle air conditioning + gas heating
- Dining area off kitchen
- Main bedroom features en-suite access to bathroom
- Spacious rear patio
- Internal laundry
- Separate double steel garage + carport
- Extra big garden shed
- Great fencing

You can move in here and do nothing and sleep well at night with a good roof over your head. This one is going to attract a lot of attention, be quick, call us any day, anytime.