

**25 Susan Street, Kootingal, NSW, 2352**



**House For Sale**

Tuesday, 15 October 2024

25 Susan Street, Kootingal, NSW, 2352

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jacqui Powell

## Versatile Family Living in Quiet Kootingal

Situated in a quiet and convenient area of Kootingal, this versatile home offers a range of living options that will suit families, couples, or investors alike. Featuring three generous bedrooms, all with built-in wardrobes, and a large fourth bedroom that could easily be used as a second living space. The thoughtfully designed, modern bathroom offers dual access, allowing entry both from the main bedroom and central areas of the home.

The well-equipped kitchen includes a dishwasher, 90cm electric oven with gas cooktop, ensuring functionality and style. The separate sunroom at the rear of the home is perfect for relaxation or as a creative space, away from the main house. Outdoor entertaining is made easy with a well-sized undercover area and graveled area ideal for a fire pit, perfect for hosting family and friends.

The generously sized backyard offers magnificent views of the surrounding ranges and convenient side access, and the brand-new front deck adds a fresh outdoor space to enjoy. A garage and single carport add convenience, keeping your vehicle protected from the elements. This home delivers both comfort and potential, offering a fantastic opportunity for buyers seeking versatility.

- Three bedrooms with built-in wardrobes
- Fourth bedroom or second living space
- Single carport and single garage
- Rental appraisal \$440 - \$460 per week
- Land size 746m<sup>2</sup> and council rates approx. \$2,200 p/a

\* This information has been prepared to assist solely in the marketing of this property. Whilst all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.