

29 Susan St, Kootingal, NSW, 2352



House For Sale

Friday, 13 September 2024

29 Susan St, Kootingal, NSW, 2352

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Tania Clare

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Perfect Village Lifestyle

Discover the charm of village living with this inviting three-bedroom home, ideal for first-time buyers or savvy investors alike. Situated in the popular suburb of Kootingal, this well-maintained property offers a quiet, community-focused atmosphere while being only a short drive from Tamworth.

Key features include:

- Low-maintenance laminate flooring throughout the living areas and cosy carpeted bedrooms
- Compact yet functional kitchen equipped with an electric stove and oven
- Spacious open-plan lounge room
- Separate dining area conveniently located off the kitchen, with views over the rear yard
- Evaporative air conditioning for efficient and cost-effective cooling
- Cozy wood fire in the lounge room for warmth during the cooler months
- Family bathroom with both a bath and shower, plus a separate toilet for added convenience
- Rear entertaining area offering scenic mountain views, perfect for relaxing or hosting guests

This home presents an excellent opportunity to experience the Kootingal lifestyle, with its close-knit community and serene surroundings. Whether you're seeking your first home or a solid investment, this property is well-priced and offers a potential rental return of \$420-\$430 per week.

Enquire today to arrange your appointment and explore the potential of this charming property. This home is ready for its new owners - seize the opportunity and make it yours today.

- Three-bedroom home in the popular village of Kootingal
- Spacious lounge area and separate dining area
- Compact kitchen designed to maximise efficiency
- Laminate flooring throughout the living areas
- Evaporative air conditioning and wood fire
- Entertaining area overlooking the rear yard
- Single lock-up garage for car accommodation
- Beautiful mountain-scape views
- Potential rent return of \$420-\$430 p/w
- Land Size 745m² and Council rates approx. \$2,210 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.