

**3 Bolton Street, Junee, NSW 2663**



**House For Sale**

Thursday, 11 July 2024

3 Bolton Street, Junee, NSW 2663

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**

**\$465,000**

Nestled in the heart of Junee, 3 Bolton Street presents an impeccable opportunity for families seeking a harmonious blend of charm, comfort and convenience. This captivating three-bedroom house sits on a generous 1012 square metre plot, offering ample space for both indoor and outdoor family living. Freshly painted with new carpeting through the original section of the home, this charming abode embraces you in with its warm and inviting atmosphere. The bedrooms are spacious and fitted with ceiling fans for those warmer months, two of which boast practical built-in robes. A formal lounge graced with an exposed brick fireplace provides a cosy retreat for chilly evenings, while a split system air-conditioner ensures year-round comfort. The heart of the home is the family room, which seamlessly extends onto a raised, covered outdoor area, perfect for al fresco dining or simply enjoying the serene garden. The kitchen, fresh and modern with an electric oven, dishwasher, and large pantry, caters to the culinary enthusiast, offering a delightful space for family meals. Externally, the home doesn't fail to impress with its substantial powered garage, which can house up to four vehicles, alongside a cement driveway extending to the rear lane for additional secure parking and convenience. Convenient to local shops, schools, and all the amenities that Junee has to offer, this property promises a lifestyle of ease and enjoyment. Offering both ducted gas heating and cooling, the home ensures a comfortable environment all year round. 3 Bolton Street is a gem awaiting its next family to cherish and create lasting memories within its walls. Rates: \$2,100.00 p.a. Land: 1012 sqm