

# 3 Culgoa Crescent, Koonawarra, NSW 2530



## House For Sale

Wednesday, 10 July 2024

3 Culgoa Crescent, Koonawarra, NSW 2530

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 594 m2

Type: House



Martin Merritt



David Calderaro  
0402338978

**\$690,000 - \$740,000**

Introducing this affordable three bedroom family home, situated in the convenient location of Koonawarra. Whether you're a first home buyer or an astute investor, this property presents an excellent opportunity to enter the market.- Step inside and be greeted by the spacious and light-filled open plan living and dining - Neat kitchen boasts ample storage space, modern bathroom - Featuring three good-sized bedrooms, two bedrooms complete with built in robes- Easy care floor boards throughout, ceiling fans, reverse cycle air conditioning- Outside, you'll find a detached single lock-up garage, providing secure parking for your vehicle with plenty of off street parking available- Additionally, there is a covered BBQ area, perfect for entertaining guests all year round - The large level fully fenced yard ensures a safe environment for both kids and pets to play freely- Great investment opportunity with good tenant historyThis property offers the convenience of being within walking distance to the lake, schools, shops, and various transport options. Don't miss out on this fantastic opportunity to secure a comfortable and affordable family home. Contact Martin Merritt today 0412 424 226 to arrange an inspection.