

**32 Fern Street, Quirindi, NSW, 2343**



**House For Sale**

Thursday, 31 October 2024

32 Fern Street, Quirindi, NSW, 2343

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Liz Morris  
0257406060

## **A great place to start.**

Welcome to your future family haven—a spacious and inviting large family home that's perfect for first-time buyers looking to lay down roots and watch their family grow. This delightful property boasts generous living spaces, offering ample room for every member of the family to enjoy their own corner of comfort. Designed with future potential in mind, the home invites you to personalize and shape each room to reflect your family's unique lifestyle. With beautiful outdoor areas for gardening and play, plus adaptable indoor spaces, this home is more than just a house; it's a canvas for your family's memories and ambitions. Whether you're looking to create, cultivate, or simply unwind, this is the home where cherished traditions will begin and grow.

This exceptional family home is nestled at the end of a quiet cul-de-sac and offers serene rural views that complement its peaceful location. The property features four spacious bedrooms, perfect for a growing family, and two versatile living areas that provide enough space for relaxation and entertainment. The enclosed back verandah area is an ideal spot to enjoy tranquil moments, while the home's ducted air conditioning ensures comfort throughout the seasons. For those chilly winter nights, the combustion fireplace adds a cozy ambiance to the living space.

The large kitchen is a major highlight, offering stunning rural views that are sure to inspire culinary creativity. It boasts ample cupboard and bench space, with the potential for a walk-in pantry, an informal dining room, or even a study nook. This kitchen area also opens to a deck, creating seamless indoor-outdoor living. A study area near the main bedroom provides a quiet space for work or school projects, ensuring privacy and focus.

The recently renovated bathroom adds a touch of simplicity, with a second shower conveniently located in the wet area adjacent to the laundry, along with a second toilet, enhancing functionality for busy families.

The solar panels installed on the roof are an excellent feature that underscores the home's commitment to sustainability and energy efficiency. These panels harness the abundant sunlight, significantly reducing the household's carbon footprint and utility costs. Not only do they provide a renewable energy source, but they also reinforce financial savings, making them a wise investment for the future.

For hobby enthusiasts, the property features well-equipped powered shed spaces that are perfect for a range of activities, whether you're into woodworking, crafting, or need extra storage for your tools and projects. The substantial carport area provides ample room for parking, ensuring your vehicles are sheltered from the elements. Additionally, the convenience of being located close to Quirindi Primary School and the local high school means that school commutes are quick and hassle-free. This proximity not only saves time but also places you in the heart of a vibrant community, making the property ideal for families looking to blend home life with access to essential amenities and educational facilities.

Expected rental income for this property would be in the vicinity of \$400 per week.