

**33 LITTLE St, Bendick Murrell, NSW, 2803**



**House For Sale**

Thursday, 1 August 2024

33 LITTLE St, Bendick Murrell, NSW, 2803

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Christian Rowan

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## Tranquil Environment With Mountain Views

33 Little Street represents everything you could possibly need to enjoy an enviable country lifestyle in the friendly village of Bendick Murrell 20mins\* North of Young, 25mins\* South of Cowra, beautiful panoramic views of the countryside, combined with location and lifestyle makes it the perfect place to live. The property offers the perfect place to escape city life and gives all the family space to enjoy.

Studio style council approved shouse with Town Water  
Level 4012m2\* allotment with stunning mountain views  
R/C Air Conditioner & slow combustion wood heating  
Covered carport/entertaining area, attached work shop  
Numerous fruit trees, several storage sheds

The property is offered with a walk in walk out sales, the following list of inclusions is included in the sale:

Ride on Lawn Mower  
Push Mower  
Scrub cutter & whipper snipper  
Free standing freezer and refrigerator  
2 Queen beds  
3 Lounges  
New Tv  
3 registered bee hives, bee suits and with Items for bee keeping  
Wood stove in entertaining area  
Two and a half pallets of pavers with river sand  
Numerous tools, shelving and plenty of other interesting things

33 Little Street is the perfect retirement home or weekender that's fully furnished and all facilities in place. Just move in and enjoy your country home with tranquillity, peace and quiet, abundant bird life and fantastic neighbours.

\*(approx)

Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contract for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.

Any aerial or location photos are shown for illustration purpose only and should not be relied upon for their accuracy. The boundaries are only approx. and all interested parties should make their own enquiries to determine whether or not this information is, in fact, accurate.