

37 Minmi Road, Edgeworth, NSW, 2285

House For Sale

Friday, 16 August 2024

37 Minmi Road, Edgeworth, NSW, 2285

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Troy Duncan
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MINMI RD MAGIC - RENOVATE, SUBDIVIDE OR DEVELOP!

Discover the perfect blend of convenience and comfort with this lovingly cared for neat and tidy 2-bedroom single level weatherboard house just like Grandma's home it's structurally sound but just needs some cosmetic modernisation. Positioned on a generous 1013m² block in a sought-after central location, this property offers you exceptional value and endless potential, making it an ideal choice for first-time buyers, downsizers, or savvy investors or developers.

The home features two spacious bedrooms, each bathed in natural light and equipped with built-in wardrobes, providing ample storage for your personal belongings just repaint inside, rip up the carpet, polish the floors & add your own cosmetic touches & turn this delightful house into your home.

The bright and inviting living area offers you a warm and welcoming atmosphere, with a seamless flow from the living room to the dining area, designed for easy and comfortable living that includes a reverse cycle air conditioner to keep you comfortable all year round.

The U shaped kitchen is both functional and stylish, boasting an open layout with plenty of cupboard & storage space, and a practical layout that makes meal preparation a pleasure.

The bathroom is tidy and well-maintained, offering a shower, vanity, and separate toilet that perfectly meet the needs of the household.

There is also a rear sunroom that could be converted into a small third bedroom or home office plus a second small sunroom to sit & have a coffee & bathe in the sunlight whilst overlooking the gardens.

For your convenience, the property includes a single car garage, providing secure parking with side access into the yard for further off-street parking. The expansive block offers endless possibilities for gardening, build the shed of your dreams or subdivide the block & build a new house on the rear block or demolish the home & do a small development the choices here are endless.

Land Size Approx. 1013m² with 20.1m Frontage & 49.9m Depth

Land Rates Approx. \$432.90 Per Quarter

Water Rates Approx. \$220 Per Quarter

Potential Rental Return Approx. \$580 Per Week

Located in a prime central area, this home is a less than a 500 metre walk from Edgeworth Town Square, Edgeworth Public School, parks, and public transport, making it an unbeatable choice for those seeking a convenient lifestyle. Don't miss the opportunity to secure this charming home in a fantastic location.

For further information contact the Edgeworth's first choices for real estate Troy Duncan & Nathan White on 4950 8555

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