

38 Rous Road, Goonellabah, NSW, 2480



House For Sale

Friday, 13 September 2024

38 Rous Road, Goonellabah, NSW, 2480

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Terry Wallace

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Dream Big, Start Here - Your Family Home Awaits

Are you ready to plant your roots and flourish in a home where your family's dreams can take wing? Nestled in the heart of the friendly suburb of Goonellabah, with its charming facade, this home whispers tales of joy and togetherness. The large living room, bathed in natural light, invites you to create memories with loved ones, while the cozy bedrooms promise restful nights and bright mornings. The kitchen has been updated with ample storage and appliances, it is ready for your family feasts and quiet coffee moments.

Step outside to discover a verdant oasis where children's laughter can mingle with birdsong. The generous 1012m2 lot, with its lush greenery, is a sanctuary for play, relaxation, and family barbecues. There is potential for a granny flat (STCA) Convenience is key, and this home delivers! With schools just a heartbeat away, your children's education is within easy reach. Shopping centres, buzzing with activity, offer everything from groceries to retail therapy just a short distance away. And when it's time to explore, the vibrant CBD awaits with its tapestry of experiences.

Features

- A secure garage to keep your vehicles and treasures safe.
- Airy interiors with timeless wooden floors, waiting for your personal touch.
- 1012m2 lot with loads of space to have gardens or potential for a granny flat (STCA)
- Front enclosed sunroom ideal for the afternoon bev or morning coffee
- Vintage Charm: A bathroom that brings a touch of nostalgia with its classic fixtures.
- Proximity to local schools, shopping centres, and the CBD ensures your daily errands are a breeze.

Rates approx. \$3130 p/y 24/25

Rous Water rates approx. \$88 p/q plus usage

This is more than a house; it's a home where your family's story will unfold. It's a place of beginnings, laughter, and the warmth of shared moments. First home buyers, this is your moment. Seize this opportunity to create a lifetime of memories in a home that grows with you. Call Terry on 0412 988 577 or Robert on 0414 252 190 for private inspection. Disclaimer: We have used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements. Prospective purchasers should make their own enquiries to verify the information.