

# 44 Harrier Parade, Calala, NSW 2340



## House For Sale

Sunday, 23 June 2024

44 Harrier Parade, Calala, NSW 2340

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 875 m2

Type: House



Sue Waters

**\$479,000**

This 3-bedroom house in Calala offers a comfortable and convenient lifestyle. Each bedroom is neat and tidy and has built-in wardrobes for easy organisation. The spacious lounge room has a raked ceiling and plenty of windows – creating a bright and airy feel. The kitchen is well equipped with a modern electric wall oven, a separate grill and electric hotplates. There is plenty of cupboard space available. The dedicated dining room is perfect for family gatherings. The bathroom includes a bathtub, separate shower, and vanity unit, plus a separate toilet for added convenience. The spacious laundry allows for plenty of space for laundry appliances. The large electric hot water system is in the laundry. There is a large linen press is a good size, great for keeping everything packed away. Stay comfortable throughout the seasons with ducted evaporative air conditioning, and a gas point for heating. The house is filled with natural light, creating a light and cheerful atmosphere. There are new carpets throughout the property which has also been freshly painted. The block is approximately 875 sqm and is fully fenced - with no back neighbours it is a perfect space for kids to play or to relax and enjoy the uninterrupted views of the Peel Valley Lucerne Flats. The property is conveniently located close to public transport, schools, shops, and the Calala Inn. Rental appraisal suggests a weekly rent of \$420-\$450. This house is a great option for first-home buyers looking for a comfortable family home or for investors seeking to expand their property portfolio.