

**48 Graham Street, Calala, NSW, 2340**

**Raine&Horne.**

**House For Sale**

Tuesday, 1 October 2024

48 Graham Street, Calala, NSW, 2340

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



**Bree Poetschka**

0411789859

## **A Home to Warm Your Heart**

This property offers some key features that buyers consistently look for and in this market, where high quality homes are in short supply, it will certainly not last long.

Located in an established peaceful location, close to all local amenities, this property is ideal for the growing family, first-home buyer or savvy investor.

Features include:

- \* Beautiful outlook from the front veranda over towards Calala Creek
- \* Renovated kitchen with ample cupboard space, electric appliances and plenty of bench space
- \* Updated flooring throughout
- \* 3 bedrooms, 2 with built-ins
- \* Evaporative cooling and gas heating
- \* Undercover alfresco area overlooking the manicured yard
- \* Water tank
- \* Fully enclosed yard with lime, lemon, mandarin and orange trees plus a raised garden bed
- \* Single lock-up garage with additional storage space plus single carport
- \* Council rates are approximately \$755 per quarter

To arrange a private inspection or for further information, please contact Bree Poetschka on 0411 789 859.