

55 Timor Road, Coonabarabran, NSW, 2357



House For Sale

Tuesday, 6 August 2024

55 Timor Road, Coonabarabran, NSW, 2357

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House

Small Acreage On The Edge Of Town

The Phone Code for this property is: 57714. Please quote this number when phoning or texting.

Situated on 1.81 acres and located 1km from the town centre, this charming property offers privacy, comfort and extra income potential.

This two storey home is constructed of double brick on the ground storey and brick veneer on the first storey.

The upstairs residence offers three bedrooms, a charmingly renovated bathroom, a large kitchen, dining and lounge area. The elevated deck provides serene views of bushland, complimented by the calls of native birds. Enjoy stunning sunsets over Nandi Hill from the upstairs living area and balcony.

Downstairs includes two lock-up garages (one has been converted to a workshop), a laundry and downstairs living area. The downstairs living area is set-up as a self-contained granny flat that includes a bedroom, lounge room, kitchen and bathroom, making it perfect for multi-generation living or an additional income stream through rent.

Other features of the property include:

- Three split system air conditioners
- Combustion wood fireplace
- Ceiling fans in four of the upstairs rooms
- Solar hot water
- Roof-mounted solar system
- Bore and rainwater storage in addition to town water
- Double lock-up garage, with additional car shed
- Built-in wardrobes in three of the bedrooms
- Dishwasher and two electric stoves included
- Fenced area for livestock or veggie garden
- Circular driveway around the house provides accessibility and protection from bushfires.
- Nandi Park and Castlereagh River located adjacent to the property.

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