

**60 EDWARDS STREET, Coonabarabran, NSW 2357**



**House For Sale**

Thursday, 11 July 2024

60 EDWARDS STREET, Coonabarabran, NSW 2357

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 835 m2**

**Type: House**

**\$350,000 - \$380,000**

To enquire, please email or call 1300 815 051 and enter code 5009COONABARABRAN, the 'Astronomy Capital of Australia' - A high tourist destination for the adventurous and active family. A fantastic opportunity to purchase a bright and charming, beautifully renovated 3 bedroom country home directly opposite the Coonabarabran Hospital and located only a short leisurely walk to town. Perfectly set on a peaceful street, this gorgeous home offers an abundance of character and sun light with beautiful front yard views to the Warrumbungle Mountains and Observatory Dome in the far distance. Conveniently located, this bright and sunny character filled home is a short walk to the local primary & high school, local public pool and the 24hour Coles Express Service Station. Stroll to the lovely town of Coonabarabran where you'll find café's, boutique & specialty shops, an array of takeaway foods, 2 x supermarkets, bakery's, banks, pharmacies, hardware store, and the local bowling club and pub where you can relax and soak in the local atmosphere. This spacious and delightfully presented country cottage is set in a prime position on a large and private 835sqm level corner block with lovely gardens and 2 sheds allowing for ample storage. The bright and sunny expansive wrap around timber verandah's are fully covered and private making these areas an ideal place to relax, unwind and entertain guests. The energy efficient solar panels make's this property environmentally friendly with significant energy savings for the homeowner. Set on a fully fenced corner block, this home offers easy side access to the back yard and the double carport. The stand-out and decorative man-made brick fire pit is a focal point in the backyard and makes an attractive centrepiece for any social gathering, providing a warm and inviting atmosphere under the myriad of stars. This sun-lit home boasts a spacious and functional layout, comprising of 3 generously sized bedrooms, 2 with large mirrored built-in wardrobes and the main with a good sized walk-in robe/sunroom, open-plan lounge and dining area which flows onto the kitchen. Features also include a split system air conditioning in the lounge, ceiling fans in every room, 2 toilets, a combustion wood fire place and external laundry. Presenting an exceptional opportunity for an owner occupier or astute investors looking for a high rental return! With a fantastic potential rental of \$420 plus per week, this property offers an excellent high yielding investment opportunity! Due to its location, convenience and appealing character, this home will be perfect for an Airbnb business or long term tenant. The strong rental income potential clearly signals an investment alert for buyers looking to expand their portfolio. If you are looking for a tranquil lifestyle with all the amenities close by, this property is a must-inspect. A rare opportunity to get into the Coonabarabran market with this lovely "Hamptons Inspired" renovated house. This cozy and comfortable home can be offered furnished or unfurnished and will be subject to separate negotiations. For interested buyers wishing to purchase this property furnished, please contact for a detailed list of inclusions. Key Property Features Include:

- Fully Fenced, Large 835 Sqm Corner Block With Front And Side Access
- Freshly Painted Throughout
- Energy Efficient Solar Panels
- 3 X Generous Sized Light Filled Bedrooms - 2 With Large Mirrored Built-Ins And Main With Walk In Robe
- New Ceiling Fans In Lounge, Dining And 2 Bedrooms
- Lovely Light Fittings In Lounge And Kitchen
- Split System Air Conditioning In Lounge
- Combustion Wood Fire Place
- Tiled Bathroom With Toilet, Bath Tub/Shower, Brand New IXL, Toiletries Inset And New Vanity
- Separate Outdoor Toilet
- Private, Large Covered Wrap Around Balconies For Relaxing And Entertaining
- Paved Outdoor Sitting Area
- Double Carport
- Paved Paths To 2 X Good Sized Sheds
- Outdoor Brick Fire Pit
- Paved Fire Wood Storage Area
- Lawns And Gardens
- Fully Fenced Backyard
- Loads Of Space For Parking Cars
- Historic Pressed Metal Ceilings In Lounge Room And Hall Way
- Good Sized Outdoor Laundry With Built In Storage Shelves

CALL TO REQUEST AND BOOK AN INSPECTION

Coonabarabran is known as both the 'Gateway to the Warrumbungles' and the 'Astronomy Capital of Australia'. Stargaze at your heart content from your own backyard, or make a visit to Australia's premier optical and infrared astronomical Observatory, located on the edge of the picturesque Warrumbungle National Park only 27km from town and home to the nation's first Dark Sky Park. The town is a thriving service centre for surrounding areas, and as a part of the iconic Warrumbungle region, there is plenty of easy walks, spectacular look-out's and outdoor activities to do for locals and tourists. Sitting on the divide between the Central West and Northwest Slopes regions, Coonabarabran is driven by the agricultural industry. A thriving country town renowned for its Astronomical Observatories, Coonabarabran is located 147\* kilometres from Dubbo, 185\* kilometres from Tamworth, 186\* kilometres from Mudgee and 362\* kilometres to Newcastle. To enquire, please email or call 1300 815 051 and enter code 5009