

**71 Gwydir St, Moree, NSW, 2400**



**House For Sale**

Friday, 30 August 2024

71 Gwydir St, Moree, NSW, 2400

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Dominique Hodgkinson

## ADD YOUR FLARE

Located in sought after West Moree, the current owners have started renovating this spacious elevated home, but as life sometimes gets in the way, they've decided the time is now for the next loving owner to take over and add their own flare.

Don't be daunted by the word "renovation", this property is ideal for those wanting to move straight in and add their touch room by room.

Features include:

- Southern facing balcony leading to the formal entrance
- Spacious living, perfectly positioned flowing through to the kitchen and back sunroom
- The light filled back sunroom makes an ideal dining space
- The generous kitchen is well equipped with induction cooktop which was installed this year (2024), dishwasher and ample cupboard & bench space
- 3 good sized bedrooms plus study which could be converted to a 4th bedroom
- Modern bathroom with shower over bath, vanity and the toilet strategically positioned out of sight
- The laundry is located in the house itself and boasts an additional toilet
- Downstairs you'll find under the house is concreted, making an ideal entertaining space
- The downstairs storage room has had shelving installed above the 2022 flood height
- Positioned on a generous corner block with both front and side access as well as a rear lane

I could keep going, but this great property is one you MUST inspect.

Get in quick, book your inspection today.