

**76 Grove Street, Koorinal, NSW 2650**

**House For Sale**

Monday, 1 July 2024

**MACARTHUR**

REAL ESTATE

76 Grove Street, Koorinal, NSW 2650

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 639 m2**

**Type: House**



Gill Davies

0259255777

**\$460,000**

Discover the charm and comfort of this delightful two-bedroom, one-bathroom house nestled in the heart of Kooringal. Perfect for those seeking a peaceful and cosy retreat, this home offers a perfect blend of relaxation and simplicity. The lounge room, with its original features and large windows that let in plenty of natural light, provides a timeless charm, making it a warm and inviting space to relax and unwind. Offering two spacious double bedrooms with built-in robes, the spacious main bedroom is carpeted and has a ceiling fan. With its roomy design, the kitchen offers an abundance of bench space and storage, and would respond well to updating. A family bathroom services the home, with a shower and bathtub plus a separate toilet. The sunroom is a bright and airy haven, with floor-to-ceiling mesh that invites the outside in, bathing the space in natural light and offering views of the surrounding garden. - Rental potential of \$380 to \$400 per week, based on current market conditions. Located in a quiet and friendly neighbourhood, this home is 500 meters from the local primary schools and 450 meters from Kooringal Mall, making it an excellent choice for couples, small families, or retirees looking for a comfortable and convenient lifestyle. With the CBD just moments away, you are spoilt for choice. Don't miss the opportunity to make this attractive house your new home. Contact Gill Davies today on 0475 831 425 to arrange a viewing. Council Rates: \$2,055.38 per annum\*All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.