

**8 Kirkby Avenue, Moree, NSW, 2400**



**House For Sale**

Saturday, 10 August 2024

8 Kirkby Avenue, Moree, NSW, 2400

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jason Humphries

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## **AN INVITING LIFESTYLE IN A TRANQUIL SETTING**

- Attractive 3-bedroom home located just 3kms from the CBD
- Large family home spread over two levels
- Fully established yard on a 1.22ha (3 acres)
- Open plan kitchen/ dining and family with access to large verandahs
- Formal sitting room with views
- Spacious family living area downstairs
- Large office downstairs with third toilet
- Two bathrooms
- Internal staircase
- Split system air conditioning
- Gas heating outlet
- Alarm system (currently set up with back to base monitoring)
- Large verandah with timber flooring, balustrade and 2 entertaining areas
- Large carport with concrete flooring attached to house
- 4m x 14m shed with power and attached 4m x 14 awning
- Single lock up garage with automatic door and internal access
- Equipped bore and town water
- Automatic watering system (uses bore)
- Goods lift
- Solar panels
- Fantastic opportunity to enjoy a semi-rural lifestyle