

**9B Lobelia Close, Metford, NSW 2323**

**Raine&Horne**

**House For Sale**

Monday, 4 March 2024

9B Lobelia Close, Metford, NSW 2323

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paul Hartgers

## Price Guide \$590,000 to \$620,000

This three-bedroom, two bathroom, double garage gem is nestled in a quiet cul de sac and positioned at the rear of the site consisting of only two properties. With a reserve to both the rear and side, you'll find peace and privacy abound in this charming abode. Step into a world of effortless living. This low maintenance property exudes style and comfort, leaving you with nothing to do but enjoy life. Inside, discover a seamless blend of comfort and functionality. The tiled living areas ensure easy maintenance, while the smart layout optimizes natural light throughout the day. Enjoy cozy mornings and sunny afternoons in the inviting living room, perfectly positioned to capture both winter sunrises and midday warmth. The seamless flow from the living areas to your private courtyard are ideal for alfresco dining or quiet relaxation. Three generously sized bedrooms await, each boasting built-in robes and ceiling fans as well as an ensuite to the main. With a large functional bathroom and separate laundry; the picture is not yet complete. The ducted air conditioning ensures you will enjoy year-round comfort. Conveniently located, this property offers easy access to transport links, rail, schools, hospital, and shopping, providing you with the ultimate in lifestyle convenience. Don't miss out on the opportunity to make this home yours. Property Features include: \* Three bedrooms (built ins & fans) \* Bedroom 1 has a separate AC and an ensuite \* Large open plan living area \* Functional centrally located kitchen \* Large family bathroom (+ ensuite) \* Undercover alfresco area \* Low maintenance enclosed yard \* Double garage with remote entry and internal access to the home. \* Close to local schools, shops, hospital, recreation facilities and public transport \* Rental Appraisal: \$520 to \$540 per week. For more information or to arrange an inspection, contact Paul Hartgers today on 0425 392 985.