

**3/71 Simpson Street, Tumut, NSW 2720**

**Unit For Sale**

Monday, 8 July 2024

3/71 Simpson Street, Tumut, NSW 2720

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jed Masters  
0417274977

**\$269,000**

Positioned within walking distance to all major local amenities and retail precinct, sits this solid construction two bed room brick unit on the upper level of this quaint complex of just four units. Boasting an open plan kitchen, living and dining, all serviced by reverse cycle air conditioning, with two generous sized bedrooms and front and rear access to the ground floor. Do not miss your opportunity to secure such a centrally located unit, call today to book your inspection! Premiere Features: - Two great sized bedrooms positioned on either side of the plan, one boasting double-built ins and master with two double built ins - Bathroom with shower, single vanity and toilet - Open plan kitchen with electric cooktop and tiled splash back, ample storage including large pantry - Open plan living and dining serviced by reverse cycle air conditioning and gas heating available - Internal laundry with direct rear yard access - Single carport space available - Low maintenance grounds - Short stroll to Tumut retail and business precinct and local schools and services - Current rental assessment approximately \$270 per week Do not miss your opportunity to secure this low maintenance opportunity in the heart of Tumut, call today to book your inspection.