



Brick Home with Outdoor Living!

Welcome to 12 Hopedale Avenue, Gunnedah; a remarkable residence that seamlessly blends comfort and convenience. From the reverse cycle split systems and evaporative cooling to the added comfort of ceiling fans and the practicality of built-in wardrobes, this home is designed to cater your every need. There is also the opportunity to expose the beautiful floorboards currently hidden under the carpet. Step outside to discover an inviting outdoor entertaining area, ideal for hosting gatherings or simply enjoying the fresh air. The lush, established lawns and gardens create a serene back drop, while the secured carport and single garage provide ample parking and storage options.

Property Features:

- Three Comfortable bedrooms all featuring ceiling fans

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 732 m2

Price **SOLD for \$375,000**

Property Type **Residential**

Property ID **1225**

Land Area **732 m2**

Floor Area **98 m2**

Agent Details

Hayley West – 0492 801 494

John Harford – 0408 607 880

Office Details

Gunnedah

100 Marquis St GUNNEDAH

0492 801 494

and built-in wardrobes

- One Bathroom which includes a bath and shower with a separate toilet.
- Well-appointed kitchen with plenty of storage
- Why not expose the beautiful floorboards under the carpet
- Loungeroom and sunroom which is perfect for a second living area or dining room
- Two Reverse cycle air conditioners as well as evaporative cooling throughout
- Undercover outdoor entertaining area
- Established lawns and gardens and Two Garden sheds
- Secured carport in addition to a single garage with a workshop up the far end.
- Potential rental return of \$400 – \$410 Per Week

If this sounds like the property you've been looking for, give our sales team a call today to arrange your private inspection!

DISCLAIMER: Whilst all care is taken with the information supplied no warranty is given and you must rely on your own enquiries.

Land Rates – approx. \$2,200 per annum

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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02 6742 6677



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