



6 Jarmain Close, Gunnedah



## Invest in Comfort at 6 Jarmain Close!

Nestled in a quiet and friendly street, this charming brick and time home at 6 Jarmain Close is the perfect blend of comfort, style and opportunity. Whether you're looking for a family home or a smart investment, this property ticks all the boxes.

Step inside to discover a well-maintained 3 bedroom, 1 bathroom residence designed with your comfort in mind. The living spaces are bathed in natural light, creating a warm and inviting atmosphere. Stay comfortable all year round with split system air-conditioning as well as ducted Evaporative air-conditioning, ensuring a cosy home no matter the season.

The outdoor entertaining area is a standout feature – ideal for weekend BBQs, family gatherings, or simply relaxing with

 3  1  4  777 m2

Price	SOLD for \$459,000
Property Type	Residential
Property ID	1295
Land Area	777 m2

### Agent Details

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### Office Details

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a cup of coffee while enjoying the serene surroundings. The fully fenced yard provides ample space for kids or pets to play, and the secured carport, double garage, handy shed & garden shed offers plenty of secured parking, extra storage or a potential workshop for DIY enthusiasts.

Investors will love the solid rental return, currently achieving \$430 per week. With lovely, reliable & tidy tenants in place, this property offers a low-maintenance, high-reward investment opportunity. Conveniently located close to schools, shops and parks, this home offers the perfect balance of suburban tranquility and accessibility.

Don't miss your chance to secure this gem - whether you're a first-time home buyer, downsizer or savvy investor, 6 Jarmain Close is ready to welcome you.

Rates Approx. \$2,270 per annum.

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