

Sold



26 Jaeger Avenue, Gunnedah



## Light, Bright & Modern

Welcome to 26 Jaeger Avenue, Gunnedah, a beautifully presented 3 bedroom, 1 bathroom home that perfectly balances modern updates with a homely feel. Situated on a 678m<sup>2</sup> block, this inviting property is ideal for families, first-home buyers, or investors seeking a solid return.

### Property Highlights:

- Tastefully updated kitchen, bathroom & laundry – stylish and functional
- Split-system air conditioning in the lounge room, master bedroom & second bedroom for year-round comfort
- Ceiling fans throughout to keep the home cool and airy
- Lovely back verandah overlooking the beautifully maintained lawns & gardens
- Solar connected to aid in keeping the bills down

🛏 3 🚿 1 🚗 3 📏 678 m2

|               |                       |
|---------------|-----------------------|
| Price         | SOLD for<br>\$420,000 |
| Property Type | Residential           |
| Property ID   | 1333                  |
| Land Area     | 678 m2                |
| Floor Area    | 90 m2                 |

### Agent Details

Hayley West – 0492 801 494  
John Harford – 0408 607 880

### Office Details

Gunnedah  
100 Marquis St GUNNEDAH  
NSW 2340

- Tandem carport providing ample covered parking
- Fully fenced front & back yards – secure for kids & pets
- Built in 1970 with a strong foundation and modern enhancements

NSW 2380

02 6742 6677



**LAKEFORD  
REAL ESTATE**

Great Investment Potential!

With a rental return estimate of \$450 per week, this home offers a fantastic opportunity for investors or owner-occupiers looking for a comfortable, move-in-ready property.

Act Fast! Homes like this don't stay on the market for long. Contact us today to arrange an inspection!

Rates Approx. \$2,040 per annum

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

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.