



Unit 5/201 Bloomfield St, Gunnedah



## Modern Comfort & Secure Living In a Prime Location!

Nestled within a quiet, well-maintained gated complex, this stylish three-bedroom, two-bathroom townhouse delivers the ideal combination of comfort, security, and convenience – all just minutes from the heart of Gunnedah.

Thoughtfully designed for effortless living, the home features a light-filled open-plan kitchen, living, and dining area, with a modern kitchen offering ample bench space and storage. The master bedroom is located downstairs and includes a private ensuite, creating a private retreat away from the remaining bedrooms. The laundry is also on the lower level.

Upstairs, you'll find two additional bedrooms, each with built-in wardrobes and their own split system air conditioning units for year-round comfort. This level also

3 2 3 226 m<sup>2</sup>

Price \$460,000 -  
\$480,000

Property Type Residential

Property ID 1350

Land Area 226 m<sup>2</sup>

### Agent Details

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

### Office Details

Gunnedah  
100 Marquis St GUNNEDAH  
NSW 2380  
02 6742 6677

features the main bathroom and a separate toilet, offering added convenience for family or guests.

Step outside to your own private courtyard complete with a small garden/storage shed for added convenience. The double garage provides ample space for vehicles, tools, or extra storage.

Ideally positioned just minutes from local schools, shops, parks, and Gunnedah's CBD, this home offers the perfect balance of lifestyle, security, and everyday convenience.

Whether you're buying your first home, investing or looking to downsize without compromise, this quality townhouse offers a smart and stylish lifestyle opportunity.

Contact us today to arrange your inspection!

- Currently leased at \$480 Per Week
- Council Rates Approx. \$485 Per Quarter
- Strata Approx. \$828 Per Quarter

**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.

02 6742 0077



**LAKEFORD  
REAL ESTATE**