

Welcome to 166 Third Avenue Narromine.

Price : SOLD

4 1 2



At 166 Third Avenue Narromine, lies a beautifully renovated family home consisting of 3 bedrooms with a bonus teenagers retreat (4th Bedroom).

This family home has been completely repainted throughout the interior in neutral grey & white tones.

A brand new open plan "Hampton" style kitchen with new quality Delonghi double wall oven & gas cooktops with ducted rangehood. New F&P dishwasher included. Complete with an island bench with locally sourced stone top completes the picture, plenty of storage (soft close) cupboards & pantry.

Adjoining the large open plan kitchen at one end is a family room/dining room with natural gas heating & also a new log burner fireplace for those cooler evenings sitting around the fire! The other end is an additional but separate area for a dining table as well.

This home features a separate large rear facing loungeroom with brand new carpet, ceiling fan & a split system air con unit.

A centrally located renovated bathroom consists of a bath & separate shower, this home has 2 separate toilets.

The large master bedroom with floor to ceiling built-in wardrobe, has new carpet, ceiling fan & new split system air con.

Bedroom 2 has a wardrobe, new carpet, new ceiling fan & also a new split system air con. Bedroom 3 has a wardrobe, new carpet & a ceiling fan.

A separate 4th Bedroom/teenagers retreat (currently used as an office) has a new split system air con unit also.

This family home also has a fairly new Braemar ducted cooling system servicing the dining room & 3 bedrooms as an alternate cooling choice in summer.

The roof has been freshly painted & a large 6.6 Kw solar system installed only 3 years ago. With a brand new Rinnai natural gas instant water system, hot water is always available.

This property is fully fenced with gates at the front entrance leading to the carport & existing garaging areas. This property also has rear lane access.

Landscaped grounds consisting of a fernery, roses, orange trees & your very own veggie garden, watering needs are covered by the 3 x 2200 litre rainwater tanks.

These secure grounds are completely child/pet safe with just over approx. 900sqm in total, there is plenty of room for a pool/caravan or boat.

The large rear undercover area is great for entertaining, to have a BBQ under, or simply relax & enjoy a glass or two! Estimated rental return of \$450 pw.

Inspection by appointment only.

This information has been obtained from our vendors and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

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Property



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