

Your Dream Start On 1164m2

In today's demanding market place, you rarely find home's that have value for money with a large block size, all in a memorable location. This newly listed home ticks all the boxes for anyone looking to take advantage of this rare opportunity. Located in the peaceful township of Yerrinbool which is renowned for it's country elegance and tranquil setting, this home has allot of potential to become a modern gem. The home has eye catching floating floors throughout which flow into your open plan kitchen, lounge and dining. Slow combustion fireplace which is perfect for the winter nights. Car enthusiast and males alike will love the large shed, perfect for cars or the ultimate man cave, which is situated just at the end of your driveway. With many quality features and inclusions including:

- 3 large sized bedrooms with carpet throughout, 2 bedrooms with built ins, standard free standing wardrobe in third bedroom
- Spacious kitchen with dining area
- Two living areas, one with a cosy slow combustion fireplace
- Free standing Air unit in window
- Large shed 6 x 8m, perfect for car lovers, Solar power panels, septic

This home really demonstrates value in the market place and is one we are expecting will sell quickly in this high demanding market.

Yerrinbool is located on the outskirts of Bargo and Yanderra and is renowned for its scenic bushy views and country lifestyle. The home is situated just 10 minutes from M5 freeway access, approximately 1 hour to Sydney's CBD, and 50 minutes to Wollongong's beautiful beaches.

If you are after a more relaxed semi-rural lifestyle, yet within all the conveniences of city living, then you are looking in the right area. Call Gerard Smith First National to book your private inspection today!

Disclaimer: Whilst every effort is taken to ensure accuracy of this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and / or financial advice prior to making any commitment or decision.



Gerard Smith