



3 Amy Street Balmoral Village, NSW

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Country Charm on 6 acres

BELOW REPLACEMENT COST - ACT QUICKLY ON THIS ONE

This magnificent master built home has plenty of appeal, character and class, situated on a picturesque mostly cleared, lightly timbered and level parcel of land. For those looking for real privacy and native surrounds, a truly rare offering to the market. You would be hard pressed to replace the value on offer at this place.

The home is of the highest quality offering a spacious modern kitchen with a large bright open plan living/dining room flowing out onto a rear entertaining area with a superb rural outlook. The property is also ideally suited for the horse enthusiast with stable and separately fenced paddocks with plenty of room for a round yard.

- Four double bedrooms with built ins to three, ensuite off the master
- Magnificent open plan kitchen, Rangemaster gourmet gas cooker/stove
- Spacious federation style bathroom with claw foot bath & timber vanity
- Extensive living areas throughout, meals/dining room off kitchen
- Large rumpus room currently serving as a fourth bedroom
- Split system air conditioning, slow combustion fireplace



Trevor Ive