



9 Avon Dam Road Bargo, NSW

 4  2  2

## Prime Location on 1208m<sup>2</sup>

Proudly positioned on a very generous 1208m<sup>2</sup> parcel of land and located just a quick two-minute drive to the freeway sits this impressive four bedroom home in popular Bargo.

Boasting not only a fantastic location, but offers endless opportunities, whether you are looking for a renovator, a first home or you are an astute investor, looking for future potential, look no further.

The home offers a functional floor plan for relaxed everyday living with four large bedrooms, spacious formal lounge, formal dining, study nook and living area off the kitchen which overlooks the tranquil backyard. There is plenty of space for the pool or even a granny flat (S.T.C.A). You will not be disappointed!

- Impressive 4 bedroom home on a large 1208m<sup>2</sup>
- Master bedroom with ensuite & built-in robe, ceiling fan
- Spacious kitchen with ample storage & bench space
- Large formal lounge, formal dining room, family room & study nook
- Large undercover entertaining area overlooking the backyard
- Ample off street parking with plenty of room for the caravan or boat



**Trevor Ive**



SITE PLAN (NOT TO SCALE)



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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