



## **PRESTIGE & POSITION**

**House \$349,000.00 neg Block \$POA**

Straight away you feel quite at home when you walk into this quality built brick residence. Positioned on a corner block in one of Crookwell's most sort after streets. Offering formal and informal lounge rooms plus a lovely sunroom opening out onto the front patio overlooking the manicured gardens.

Large well set out kitchen with loads of cupboard space and easy access to the dining area. Wood fire heater and gas central heating throughout. Tiled bathroom with separate wc. Second wc and vanity located in the internal laundry off the large enclosed back verandah.

Low maintenance gardens with established trees surround this lovely home. Single car garage access from Cowper Street as well as rear lane access with a shed and garage.

All amenities are only a short stroll from this very comfortable home. The property will be offered with the adjoining tennis court which is on a separate title or can be bought separately. Block size 980.1 m2

DUNCOMBE & CO PTY LTD  
LIVESTOCK – STOCK & STATION – REAL ESTATE – AUCTIONEERS  
43 GOULBURN STREET CROOKWELL  
PH: 02 48321732  
[www.duncombeandco.com.au](http://www.duncombeandco.com.au)