



87 Murray Street, TUMBARUMBA, NSW 2653

Location, Opportunity, Charm

This is the golden Tumbarumba opportunity you have been waiting for in a highly sought-after location.

As neat as a pin, this timber panel, terracotta tile home offers 4 bedrooms, 1 bathroom, two toilets, great separation of the living zones and is situated on a 1012sqm corner position.

Upon entering the home, you are met with 9-foot ceilings and vinyl timber flooring leading through to the generous lounge/dining room zone. This zone is complete with roller blinds, carpet, a woodfire heater with a two-speed fan and a heat transfer system plus a split-system air conditioner for year round comfort.

This area interconnects to the galley style kitchen with scenic picturesque views of the beautiful Tumbarumba countryside. The kitchen features vinyl timber flooring, functional cabinetry, a generous pantry, gas cook top, rangehood and stove.

This area is offset to the generous laundry with great storage and easy access into the backyard.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 128P0188

SALE DETAILS

\$475,950 - \$515,950

CONTACT DETAILS

Jerome Smith

As you enter the heart of the home you are met with bedrooms 1-4 which are complete with carpet and roller blinds. The main bedroom features a mirrored built-in with timber built-ins present in bedrooms 2-3. A separate toilet and easy-care bathroom with a corner bath, shower and vanity are ideal for the growing family or busy professional.

With ramp access from the laundry, a private backyard awaits you with established easy-care gardens and a new Colourbond back fence. This home offers good fencing in both front and backyards.

With a carport and single lock up garage, there is an overall parking footprint for 4 cars.

The location of this home is ideal, being moments from Tumbarumba Public School, All Saints Primary School, Tumbarumba High School, Tumbarumba Shopping Precinct, Tumbarumba Sports Ground, Showground, Caravan Park, Swimming pool and Tumbarumba Golf Club. It's within good driving distance to the Tumbarumba TRC Trails comprising of 24 km of mountain bike trails, Rosewood Scenic Rail Trail, Shops, Places of Worship, and it's only a 15 minute drive to Paddy's River Falls.

Other key features include:

- * Good Lighting throughout.
- * A freshly painted front veranda and timber panelled exteriors.
- * New window frames throughout the home.
- * New screen doors.

This home is a must to inspect!

Call now to arrange your inspection.

Other features: Area Views, Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 1,012.00 square metre
- Building Area: 157.40 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 2
- Single garage
- Single carport











Jerome Smith
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NSW 2653



RESIDENCE APPROXIMATE AREA

INTERNAL AREA		157.4 SQM
EXTERNAL AREA		33 SQM
GARAGE/CARPORT		43 SQM
TOTAL		233.4 SQM

F = FRIDGE
CPD = CUPBOARD, WM = WASHING MACHINE, FP = FIRE PLACE

Plans are not to scale & should be used as a guide only. Measurements are in metres.
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