



## 36 Larmer Street, HOWLONG, NSW 2643

### Perfect Little Gem To Renovate!

Welcome to this charming property nestled in the picturesque township of Howlong. This home is a canvas waiting for your personal touch, with its original features offering the perfect opportunity for renovating and customization while still being able to move in straight away. Boasting three bedrooms, two of which include built-in robes, and a full bathroom complete with a shower and bath, plus an additional shower over the bath, this home ensures comfort and convenience. A separate toilet adds to the practical layout.

As you enter through the centrally located front entry, you'll be greeted by a spacious kitchen, featuring ample bench space and storage options, making meal preparation a breeze. The kitchen seamlessly connects to an adjoining dining area, which flows into the front lounge room, creating a warm and inviting atmosphere. Stay comfortable year-round with ducted evaporative cooling and a split system unit.

One of the highlights of this property is the versatile rear enclosed pergola, perfect for extra storage or the potential to transform it into a rumpus room. Another pergola offers a serene spot for relaxation, where you can unwind and soak in the surroundings. The property also includes a double carport and a substantial 5.7m x 8.9m shed/workshop, providing ample space for your vehicles and hobbies, bonus is having side access to the rear yard.

Surrounded by established trees and easy-to-maintain gardens, set on a terrific  $\frac{1}{2}$

**TYPE:** Sold

**INTERNET ID:** 21P7487

#### SALE DETAILS

**\$475,000 - \$490,000**

#### CONTACT DETAILS

**Albury**

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**Kristy McNamara**  
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acre block this property has so much potential and is an ideal choice for first-time homebuyers, retirees, or anyone seeking a serene lifestyle. Don't miss out on the opportunity to put your personal stamp on this little gem in the ever-popular township of Howlong. Your dream home awaits!

- Land Area 2,023.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Double carport









36 LARMER STREET, HOWLONG

Block Size: 2025m<sup>2</sup>  
approx



Elders Real Estate

All measurements are approximate. This floor plan is for marketing purposes and is to be used as a guide only.  
Floor plan prepared by Elevated Media.