



20 Songlark Crescent, THURGOONA, NSW 2640

Modern and Marvellous in Mitchell Park

With its classically attractive street appeal and peaceful position across the road from a reserve in family-friendly Mitchell Park Estate in Thurgoona, come create some lifelong memories in this warm and deceptively spacious home. Pristinely presented throughout and highlighting a clever Peter Bowen Homes floorplan and ornate cornices, its beautiful front gardens beckon you to the inviting front porch which is a perfect place to enjoy outlooks of that reserve. The home then flows to the a over-sized formal lounge to the right of the entry, and then on through to the lovely open-plan family and dining space, with an outstanding and well-equipped kitchen featuring a walk-in pantry. All 4 bedrooms are generous, with the master having a huge WIR and a tasteful ensuite offering plantation blinds and eye-catching tilework. The 2nd bedroom also enjoys a WIR, with the other 2 bedrooms located at the opposite end of the residence. There's also a family bathroom, great storage, big laundry, and ducted heating and cooling throughout to ensure your year-round comfort. Outdoor entertaining is ably sorted by the welcoming and private alfresco area leading from the family space, with direct side yard access via double gates into the low-maintenance 631m allotment, allowing ample space for a caravan, a large trampoline or furry companions. A DLUG and 2000l water tank round out proceedings. For the intelligent investor, anticipated rent is \$630 - \$660 per week. Parks, reserves, walk-ways, transport, shops, secondary schools and Charles Sturt University are all close by and ensure that Mitchell Park Estate will always be a firm family favourite, so call now for your inspection.

- Land Area 631.00 square metres

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: 21P9188

SALE DETAILS

\$695,000

CONTACT DETAILS

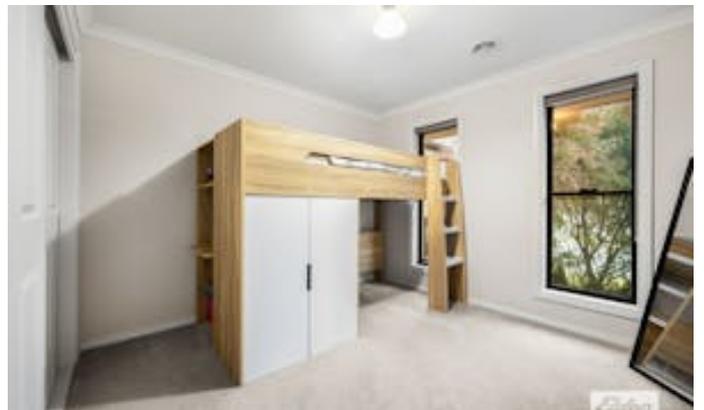
Albury

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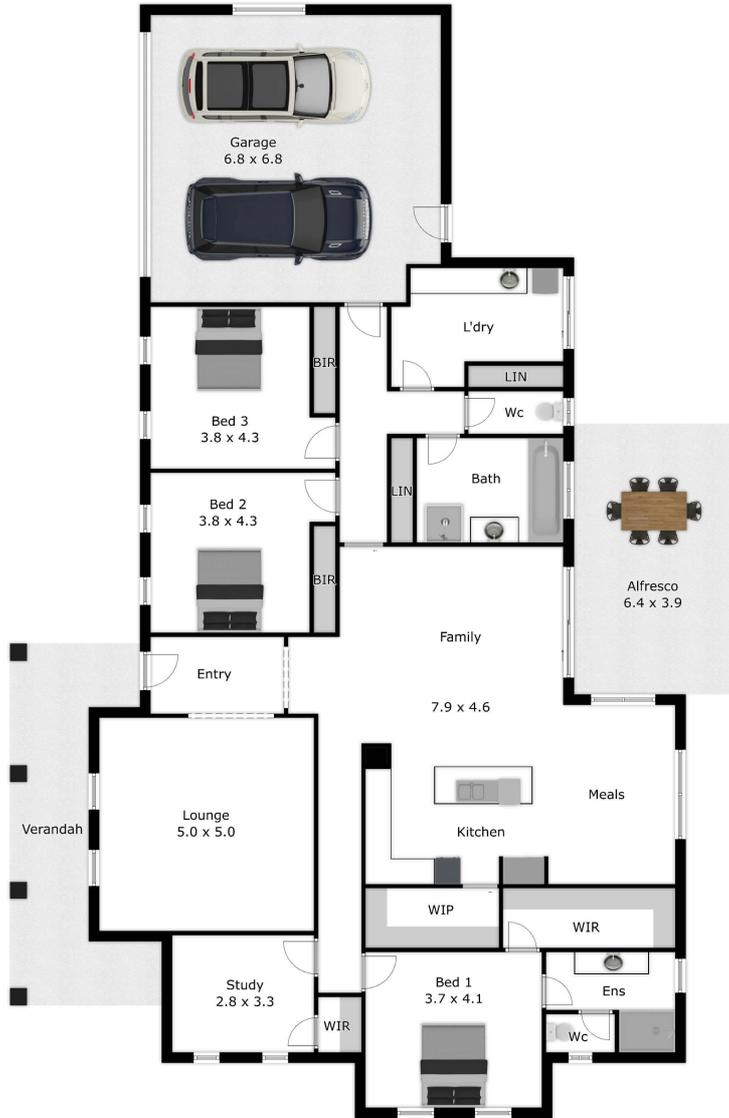
- Bedrooms: 4
- Bathrooms: 2
- Double garage











APPROX. TOTAL AREA
307.9 sq. m

Please note: This plan has been generated for advertising only and may not be exact. Interested parties are to do their due diligence to verify any information provided in this plan.