



35 Main Street, CUNDLETOWN, NSW 2430

INSPECT TO APPRECIATE THE QUALITY, SIZE AND POSSIBILITIES

Positioned on the high side of Main Street in ever popular Cundletown, this substantial brick veneer home enjoys a lovely elevated outlook and offers an exceptional combination of space, practicality and future potential.

Set on a massive 1,027sqm parcel of land (over a quarter of an acre), the property will immediately appeal to families, tradies, hobbyists and buyers with big plans in mind.

The home itself is well presented, freshly updated and generously proportioned throughout. Oversized rooms and excellent storage make everyday living comfortable, while the expansive block and rear laneway access open the door to endless possibilities â## think new shed, pool, granny flat or additional improvements (STCA).

Externally, the brick veneer construction with tiled roof makes for low maintenance living. Inside, fresh paintwork, new window dressings and quality floor coverings create a welcoming, move in ready feel. There is an attached three car garage and huge older shed to the rear yard providing versatility.

This is a property that truly rewards inspection â## both for what it offers now and for what it could become.

TYPE: For Sale

INTERNET ID: 93P2355

SALE DETAILS

PRICE GUIDE
\$660,000

CONTACT DETAILS

Troy Loretan
0400 530 269

Features:-

Three well-sized bedrooms, all with fitted robes and ceiling fans

Massive lounge room capable of accommodating large furniture and big screen TVs

Very generous dining area adjoining the well-designed kitchen

Kitchen features ample bench and cupboard space, double sink, corner pantry, microwave hutch and canopy range hood

Fresh paintwork throughout

Plush carpet to bedrooms, hallway and lounge room

Timber look vinyl plank flooring to kitchen and dining areas

Main bathroom with shower, separate bath and separate toilet

Second toilet conveniently located in the laundry

Well-fenced yards â## ideal for pets and children

Excellent scope to add a new shed, pool or granny flat (STCA)

Short walk to general store and bottle shop

Easy walk down to the river's edge for swimming, fishing and boating

Super popular Cundletown Primary School close by

Manning Valley Anglican College just a stone's throw away

Close access to the Pacific Highway for easy north or south travel

Only minutes to Taree CBD for shopping, medical services, secondary schools and all amenities

A standout opportunity offering size, location and future potential â## this is one you really do need to inspect to fully appreciate.

We warmly invite you to contact Troy Loretan on 0400 530269 to arrange for your private viewing sooner rather than later.

*Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.

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

- Land Area 1,027.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3
- 3 car garage











This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.