



## 3742 The Bucketts Way, KRAMBACH, NSW 2429

### Renovated Country Charm with Exceptional Value

Joshua Staines and Elders Real Estate Taree & Manning Valley are proud to present 3742 The Bucketts Way, Krambach.

Positioned in the peaceful township of Krambach and set on a generous 1,442sqm block, this beautifully updated home offers the perfect blend of modern comfort, village convenience and outstanding value.

Recently renovated, the home features a spacious open plan design centered around a well appointed kitchen complete with stainless steel benchtops, a 900mm oven, gas connection, dishwasher and ample storage. The large living and dining area is complemented by reverse cycle air conditioning, creating a comfortable space for the whole family to enjoy year round.

The master suite boasts a walk in robe and a beautifully renovated private ensuite featuring floor to ceiling tiling and quality modern finishes. The equally impressive main bathroom has also been tastefully renovated, complete with floor to ceiling tiles, a large bath and stylish fixtures throughout, adding a touch of luxury to everyday living. Three generous bedrooms provide comfortable accommodation for families, first home buyers or investors.

Step outside and enjoy the large verandah and expansive rear entertaining area, ideal for hosting family and friends. The spacious backyard features established fruit trees

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:** 93P2399

**SALE DETAILS**

**\$639,900**

**CONTACT DETAILS**

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**Joshua Staines**  
0422 948 779

and a 6m Colourbond shed, providing plenty of room for storage, hobbies or additional workspace.

Conveniently located just 80 metres from the Krambach hotel and approximately 100 metres from local schooling, this property offers the relaxed lifestyle of a country village while remaining within easy reach of major centres. Taree and the beautiful beaches of Forster and Tuncurry are both approximately 30 minutes away.

Currently tenanted and returning \$440 per week, the property can be offered with vacant possession or continue as an excellent investment with a quality tenant already in place.

#### Property Features:

- 1,442sqm block in the heart of Krambach
- Recently renovated throughout
- Three bedrooms and two beautifully renovated bathrooms
- Master bedroom with walk in robe and renovated ensuite
- Open plan living and dining area
- Reverse cycle air conditioning
- Modern kitchen with stainless steel benchtops
- 900mm oven, dishwasher and gas connection
- Large rear entertaining area
- 6m Colourbond shed
- Currently leased at \$440 per week
- Vacant possession available if required
- Approximately 30 minutes to Taree & Forster/Tuncurry

Presenting exceptional value in today's market, this is an opportunity not to be missed, whether you're looking for your next home or a quality investment.

Don't delay. Contact Joshua Staines on 0422 948 779 today to arrange your private inspection.

\*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.

- Land Area 1,442.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1









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