

14 Molong Street, MOLONG, NSW 2866

Affordable Family Living with Room to Grow

Offering three good-sized bedrooms, the main features a built-in robe, plus there's a separate office or kids' playroom - perfect for working from home.

- The newly renovated kitchen, complete with an island bench that's ideal for entertaining or casual family meals.
- The kitchen flows seamlessly into the large open plan dining and lounge areas, creating a comfortable space.
- All year comfort with the slow combustion wood heater and reverse cycle air conditioning.
- The bathroom is a great size with both a bath and separate shower, plus there's the added bonus of a second shower and toilet in the laundry.
- Step outside and you'll find a great-sized yard with loads of potential.
- There's a powered 6m x 9m steel shed, a garden shed, 5,000gal* water tank and established trees.
- With the right setup, there's also the potential to create rear yard access if needed.

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: L35406326

SALE DETAILS

\$490,000 - \$510,000

CONTACT DETAILS

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Not only is this an ideal first home, but it also presents a smart investment opportunity. With its functional layout, multiple living options, generous shedding, and large yard, the property offers strong rental appeal for families and long-term tenants. Affordable homes with space and versatility like this are always in demand, making it a solid addition to any investment portfolio.

Land size: 1,220sqm*

House size: 128sqm*

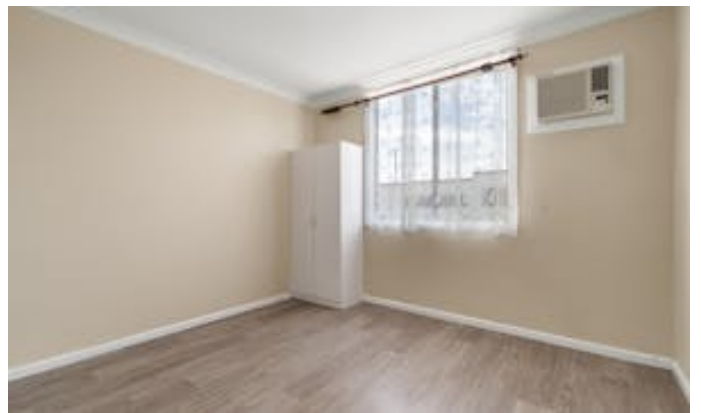
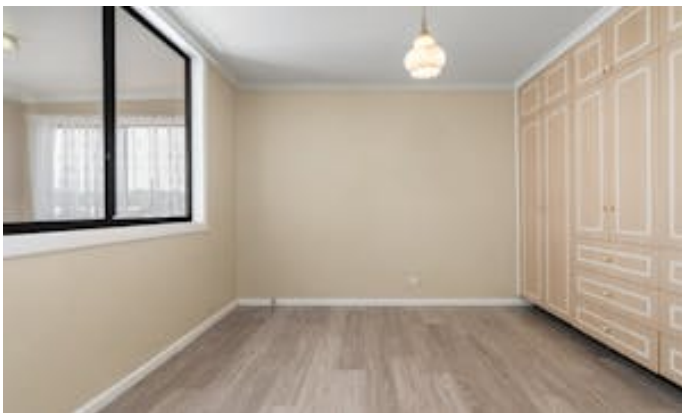
Property Built: 1960*

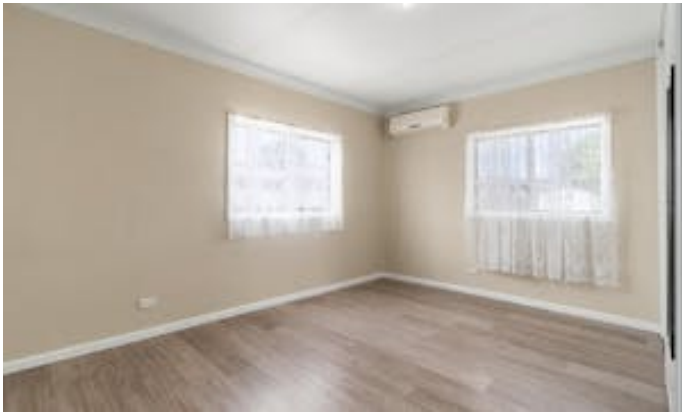
Land rates: \$240 per quarter*

Estimated rental return: \$400 - \$450 per week*

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

- Land Area 1,220.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- 4 car garage
- Floorboards

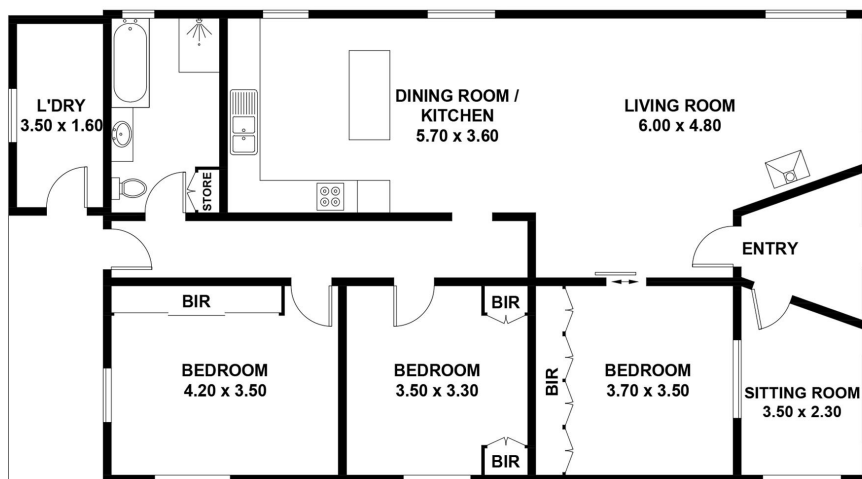








(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



14 MOLONG STREET, MOLONG

APPROXIMATE GROSS INTERNAL AREA = 123.4 SQ M

SHED = 55.2 SQ M

TOTAL = 178.6 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Emms Mooney