



**110 Belgrove St, Trangie**



"Rare Opportunity! "Enjoy a Country Lifestyle with all of Towns Conveniences"

"Owners Says Sell! "Virtual Timed Online Auction" at [www.soldonline.com.au](http://www.soldonline.com.au)

Auction Start: 13th September 2024 at 12 noon and Ending 16th Sept 2024 12.00 noon.

We offer for Auction this large comfortable family home. 4 bedrooms all with built in robes, master with ensuite positioned at the opposite end to remaining 3 bedrooms.

Open plan kitchen with commercial gas stove. Separate dining area features high ceilings with exposed timber beams, s/c wood heater with floating laminate flooring throughout walkway areas. Large Queensland style rumpus or extra living area with r/c a/c. Main house has ducted r/c air conditioning throughout. A family bathroom with separate bath & shower.

Outdoor covered deck entertaining area next to the Inground pool. Cubbyhouse and enclosed backyard. Access via rear gates or through garage. Large 7.5 Acres of flat land divided into separate paddocks with two road frontages for access all within 1.2klms of the town centre.

The property has Solar panels x 30 to reduce your energy bills, it has town water, town sewerage, NBN fibre to the premises installed offering superfast internet speeds ideal for that growing family or working from home. It has been a very suitable home to a local family for the past decade. It's only come to market due to a family breakdown. Some repairs and added touches will be required due to wear & tear over this home's years of service.

Don't delay call us today to inspect this unique property. Ideal investment

4 2 4 7.50 ac

<b>Price</b>	SOLD for \$450,000
<b>Property Type</b>	Residential
<b>Property ID</b>	106
<b>Land Area</b>	7.50 ac

#### Agent Details

Andrew Ball - 0407964405

#### Office Details

Trangie  
5 Dandaloo St Trangie NSW 2823  
Australia  
0407964405



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WE ARE 100% COMMITTED TO COUNTRY NSW

opportunity! Property Management available with listing agent will rent for \$500 - \$550 per week.

All information is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy. We advise any interested persons to make their own enquiries about this information prior to entering into any agreement or contract of sale.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.